City of Bombay Improvement Trust.

ADMINISTRATION REPORT

FOR THE

YEAR ENDING 31*st MARCH* 1910.

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City of Bombay Improvement Trust.

BOARD OF TRUSTEES.

As at date of Report (1st *November* 1910).

1.	J. P. Orr, Esq., I.C.S., J.P.	*Chairman.*
2.	Major-General J. C. Swann, C.B., General Officer Commanding Bombay District.	*Ex-officio Trustees.*
3.	G. W. Hatch, Esq., I.C.S., J.P., Collector of Bombay.	
4.	P. R. Cadell, Esq., I.C.S., J.P., Municipal Commissioner for the City of Bombay.	
5.	Sir Bhalchandra Krishna Bhatawadekar, Kt., L.M., J.P.	*Elected by the Corporation.*
6.	Dinsha Edulji Wacha, Esq., J.P.	
7.	The Hon'ble Mr. Ibrahim Rahimtoola, C.I.E., J.P. ...	
8.	Nowroji Jehangir Gamudia, Esq., J.P.	
9.	A. M. Tod, Esq., J.P.	*Elected by the Chamber of Commerce.*
10.	F. L. Sprott, Esq., J.P.	*Elected by the Port Trustees.*
11.	The Hon'ble Sir Sassoon J. David, Kt., J.P.... ...	*Elected by the Millowners' Association.*
12.	E. M. Proes, Esq., A. M. Inst. C.E., J.P.	*Nominated by Government.*
13.	The Hon'ble Sir Vithaldas D. Thackersey, Kt., J.P.	
14.	A. K. Leslie, Esq., J.P.	

City of Bombay Improvement Trust.

PRINCIPAL OFFICERS OF THE BOARD ON DATE OF REPORT (1st November 1910).

Engineering Staff.

R. J. Kent, Esq., J.P., A.M.Inst.C.E., Trust Engineer.

J. F. Watson, Esq., J.P., B.E., A.M.Inst.C.E., Deputy Engineer.

J. R. M. Heaney Reeves, Esq., A.M.Inst.C.E.I., M.I.Mun.E., M.I.S.E., &c., Assistant Engineer.

N. D. Katrak, Esq., L.C.E., Assistant Engineer.

Land Manager's Department.

M. S. Bharucha, Esq., L.C.E., Land Manager.

R. H. A. Delves, Esq., F.S.I., Deputy Land Manager.

H. P. Matbar, Esq., L.C.E., Assistant Land Manager.

D. J. Samson, Esq., L.C.E., Assistant Land Manager.

Medical Officer.

Dr. A. P. Cama, L.M. & S.

Secretary and Chief Accountant.

William Nelson Shilstone, Esq., J.P. (on leave from 30th May 1910 to 29th November 1910).

A. R. King, Esq., J.P., Acting.

City of Bombay Improvement Trust.

ADMINISTRATION REPORT, 1909-1910.

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City of Bombay Improvement Trust.

Annual Report for 1909-10.

Introductory.

The year 1909-10 was the eleventh complete year of the Trust's existence and the first after the ten years in which under Section 79 of the Trust Act the Trust were allowed to use their annual profits for temporarily financing their Schemes. In 1909-10 the Trust had to pay to Government and the Municipality a sum of 17·76 lakhs, specially borrowed for the purpose, as representing the net profit accrued in the previous 10 years in the General Account; and from 1909-10 onwards they are every year to pay to the Municipality and Government any profit the year's accounts may show.

Statistics.

2. Much time and trouble were expended in 1909-10 on the compilation of certain statistics designed to give a clear and complete view of the Trust's achievements in the previous ten years. These statistics were embodied in special appendices to the annual report for 1908-09, and they are brought up to date (31st March 1910) in the corresponding appendices to this report for 1909-10, which are summarised below :—

Appendix A.—A synopsis of the Trust's Capital Account transactions, showing how 370 lakhs have been spent on the City, *viz.*, 25* on the development of building estates on certain Government and Municipal lands temporarily vested in the Trust and 345† on the acquisition and development of the Trust's own estates.

*Land 1
Works 20
Management and establishment ... 4
†Land 275
Works 49
Management and establishment 30

Appendix B.—A synopsis of the Trust's General Account transactions, showing how the burden of Interest and Sinking Fund charges to date (85 lakhs) on the Capital (400 lakhs) borrowed by the Trust has been * distributed between Government (12 per cent.), the Municipality (20 per cent.), and the Trust (68 per cent.), and how the nett contribution (27 lakhs) received by the Trust from Government and the Municipality towards these charges amounts to Rs. 4½ lakhs less than the Capital the Trust have sunk in the Government and Municipal lands which are temporarily vested in the Trust. In a supplementary statement, Appendix B.-4, the Municipality's actual contributions to the Trust under Section 72 are compared year by year with the maximum contemplated by that section; they fall short of the maximum by nearly 41 lakhs.

* The method of calculating this distribution is under consideration.

Appendix C.—A statement showing year by year the loans raised by the Trust with the interest paid on each loan and the Sinking Fund accumulated to date. Totals—Rs. 400 lakhs raised; Rs. 7,99,980 payable as half-yearly interest; Rs. 9,08,696 accumulated in Sinking Fund.

Appendix D.—A list of Trust estates as at the end of 1909-10 showing how far they have been developed. Total developed area 15 lakhs square yards valued at Rs. 295 lakhs; undeveloped 43 lakhs square yards acquired at a cost of Rs. 92 lakhs. Four statements comparing the Government and Municipal lands vested in the Trust with the original grants under Schedules C and D are also appended.

Appendix E.—A list of the schemes undertaken by the Board showing the area and cost involved in each, the progress made in 1909-10, the further work to be done and the estimated cost thereof; aggregate cost 577 lakhs, including 346 lakhs spent to end of 1909-10.

Appendix F.—A tabular statement showing the area acquired in each Scheme with cost of acquisition and estimate of future cost. Total—26 lakhs square yards acquired for nearly Rs. 300 lakhs; 29 lakhs square yards yet to be acquired at a probable cost of Rs. 116 lakhs.

Appendix G.—A tabular statement showing the progress made in leasing building sites on the Trust's developed estates. Total 370 sites leased at annual rentals aggregating a little over 6·4 lakhs, leaving 41 5 with rentals aggregating 6·25 lakhs yet to be leased.

Appendix H.—A list of Police Accommodation Schemes undertaken by the Trust, showing that in 5 completed and two nearly completed schemes accommodation for 21 officers and 392 men with their families has been provided on sites aggregating 20,118 square yards in area at a cost of Rs. 11,98,452 on which Government have to pay the Trust Rs. 55,792 as annual rent.

Appendix I.—A list of chawls constructed for the poorer and working classes by the Trust, showing that in 30 completed chawls accommodation for 8,487 adults has been provided on sites aggregating 45,220 square yards in area at a Capital cost of Rs. 22,06,890, while Rs. 9,36,579 have been expended to date on 14 more chawls as yet incomplete. Annual rent of completed chawls from Rs. 2/8 to Rs. 3/12 per room, aggregating Rs. 1,02,963 per annum. Capital cost per adult accommodated Rs. 255.

Appendix J.—A list of roads constructed by the Trust. Total 33 roads aggregating 5·5 miles in length and 144,830 square yards in area, handed over to the Municipality ; 39 others complete and 3 incomplete aggregating 6·6 miles in length and 228,179 square yards in area yet to be handed over. Cost of roads to date 72·8 lakhs for acquisition and Rs. 17·2 lakhs for construction. Total Rs. 90 lakhs.

Acquisition of Land. (a) Collectors' Cases.

3. There were two Special Collectors, *viz.*, Messrs. J. D. Framji and E. J. Bolus, I.C.S., working under the Land Acquisition Act throughout the year.

As stated in the Administration Report of the year 1908-09, the area of 5½ lakhs square yards acquired in that year was easily a record for any one year; but the area of 11 lakhs square yards acquired during 1909-10 is about double that of 1908-09, and about 75 per cent. of the area acquired in all the previous ten years together. Details are given Scheme by Scheme in Appendix **K**.

The number of cases (859) disposed of in the year was more than double the previous maximum for any one year, *viz.*, 384 in 1904-05.

Good progress was made with Toka cases, which had been kept aside pending the passing of Bombay Act II of 1908.

524 Toka cases, covering about 5 lakhs square yards, were disposed of in the year, leaving 703 cases, covering nearly 11 lakhs of square yards still to be decided, including 331 cases not yet opened.

Including the balance of 1,456 cases opened but not concluded by the close of 1908-09, 1,650 land acquisition cases came before the Special Collectors during 1909-10 and of these 791 remained undisposed of at the end of the year. In the 859 cases disposed of, awards aggregating Rs. 39,61,424 were made for land aggregating 10,90,420 square yards, an average of Rs. 3·63 per square yard.

The distribution between cases settled and cases fought out was as follows :—

Settled amicably.			Fought out.			Total.		
No. of Cases.	Area.	Amount.	No. of Cases.	Area.	Amount.	No. of Cases.	Area.	Amount.
	Sq. yds.	Rs.		Sq. yds.	Rs.		Sq. yds.	Rs.
46	353,400	15,12,946	813	737,020	24,48,478	859	1,090,420	39,61,424

The principal cases heard by the Special Collectors in the year were as follows :—

Scheme No.	Case No.	Date on which Case opened.	Date on which Award made.	Owner's Name.	Area	Claim.	Trust's Valuation.	Collector's Award.	Remarks.
					Sq. yds.	Rs.	Rs.	Rs.	
III	10 A	8th January 1909 ...	9th December 1909 ...	Mr. A. K. Hussonally	1,114	78,303	34,320	40,080	
,,	407	31st October 1903 ...	13th July 1909	Mr. E. K. Nanji	2,706	2,97,586	82,148	1,02,311	
,,	407A	7th January 1909 ...	Ditto						
V	258	18th November 1907 ...	13th December 1909 ...	Mr. S. N. Dabholkar	28,625	2,00,375	40,427	53,904	Fought out.
XXIX	32	17th January 1908 ...	31st July 1909	Mr. E. M. Ravji	107	25,313	15,134	16,586	
,,	41	25th February 1908 ...	29th October 1909 ...	Do.	320	48,000	8,529	8,393	
III	516	17th April 1909... ...	20th September 1909 ...	Mr. Karsondas Natha	16,278	6,70,372	3,25,560	3,25,560	
V	14	28th March 1907 ...	10th September 1909 ...	Mr. Esaji Musaji	44,598	2,67,588	61,322	61,322	
,,	476	25th January 1909 ...	1st November 1909 ...	Mr. Esmail Beg Mahomed	228,554	..... *	2,85,692	2,85,692	Settled.
,,	492	1st July 1909	13th April 1910	Mr. Shamrao Laud	21,220	1,70,101	51,175	51,175	
,,	493								
XXIX	28	28th November 1907 ...	8th October 1909 ...	Mr. Chapsey Parbat and others ...	2,077	2,60,519	1,11,850	1,10,000	
V	474	18th August 1908 ...	Not yet awarded ...	Mr. Vasantrao Anandrao	50,785	3,48,206	69,954	.....	
,,	252	18th November 1907 ...		Mr. Zoozia B. Tixera and others ...	11,509	1,81,975	..... †	.....	Unfinished.
,,	254								
XXXI	4	20th August 1908 ...		Bai Bachoobai J. Gazdar	15,407	4,87,729	2,04,144	.....	
,,	15	16th October 1908 ...		Mr. D. R. Wadia and another ...	58,189	9,21,085	3,99,237	.....	

* The claim was not put in.

† Trust Valuation not yet put in

Acquisition of Land (b) Tribunal cases

4. Including the balance of 8 cases opened, but not concluded by the close of 1908-1909, 22 References for revision of awards (exclusive of those for apportionment only) in land acquisition cases came before the Tribunal of Appeal during 1909-1910, and of these 5 remained undisposed of at the end of the year. The 17 References disposed of may be divided into three classes, *viz.*, those contested, those settled, and those allowed to be withdrawn by the Court or dismissed for non-appearance of the claimants before the Tribunal.

There were 5 contested References. The Collector's awards were increased in two cases, and confirmed in the remaining three.

There was one settled Reference, in which the total amount of excess awarded over the Collector's award was Rs. 500.

Out of the remaining 11 References, 1 was dismissed by the Tribunal on account of non-appearance of the Claimants, and the remaining 10 were allowed to be withdrawn by the Court.

The following statement compares Owner's Claim, Trust Valuation, Collector's and Tribunal's Awards in the 5 contested and 1 settled References :—

Scheme.	Case No.	Owner's Claim.	Trust Valuation.	Special Collector's Award.	Tribunal's Award.	Remarks.
		Rs.	Rs.	Rs.	Rs.	
III	407 & 407A	3,03,986	82,148	1,02,310	1,02,310	
XXVII	22, &c.	6,75,868	2,47,760	4,05,756	4,05,756	V. 1908-9 report, p. 75.
XXIX	32	18,509	15,134	16,587	16,587	
XXVII	26 & 27	95,153	29,488	45,093	54,998	
XXIX	41	48,000	3,529	3,393	4,602	
XXIX	380 & 383	7,901	4,770	5,204	5,704	Settled Reference.
...	.....	11,49,417	3,82,829	5,78,343	5,89,957	

(c) High Court cases.

5. Only one appeal, *viz.*, that in Jalbhai Seth's Cases Nos. 503 to 511, Scheme III, was filed by the Trust. It was decided on 7th April 1909, the High Court's Award being Rs. 16,835, *i.e.*, Rs. 25,529 less than that of the Tribunal, but Rs. 5,031 more than that of the Collector.

The points of contention in this case are fully set out in Appendix **L** to the 1908-1909 report, p. 73.

Works.
(a) Streames.

6. The energies of the Engineering Department were in 1909-1910 mainly devoted to the works mentioned below, the figures against each denoting the expenditure of the year :—

	Rs.
(1) Main and Cross Roads in Scheme III, Sandhurst Road	50,310
(2) Roads in Mathew Road (Scheme XXVII)	36,829
(3) Roads in Mandwi, Gamdevi, Agripada and Princess Street ...	29,670
(4) Princess Street Police Accommodation (Scheme XXIV)	54,200
(5) Agripada Police Accommodation (Scheme XIX)	14,251
(6) Six blocks of chawls at Agripada	1,59,886
(7) Chawls at Mandvi Koliwada	1,01,146
(8) Two additional blocks of Chawls at Imamwada	29,442
(9) Reinforced concrete chawl at Nagpada	20,031
(10) Other Chawls	10,376

The following works were completed during the year :—

(1) Portion of Sandhurst Road between Duncan and Parel Roads, except, paving of footpaths and final surfacing.

(2) Portion of Sandhurst Road between Parel Road & Dongri Street except paving of footpaths.

(3) Jamli Street and the remaining Roads in Scheme VIII except paving of footpaths and lighting.

(4) Roads in Scheme IV (Gamdevi).

(5) Mathew Road, Scheme XXVII, all the Roads completed except paving footpaths. The extension of Queen's Road between Chaupati Level Crossing and Sandhurst Bridge was opened on 27th August 1909 and is much appreciated.

(6) Widening to 80' of 60' Cross Road from Sandhurst Road to Girgaum Back Road, in Mathew Road Scheme XXVII. This is the first step towards the creation of an 80' route from Chaupati to Parel *via* Gilder Street and Arthur Road.

(7) Police Accommodation Scheme in Princess Street (Scheme XXIV) except the compound wall.

(8) Police Accommodation, Agripada (Scheme XIX), with the exception compound wall at back.

Works
(b) Vested lands. Schedule C.

7. The Annual Repairs to the Kennedy Sea Face Wall were carried out at a cost of Rs. 12,000. The old wall is showing signs of collapse in many places, but it is desirable to continue the policy of patching it up pending the adoption of a definite policy as regards further reclamation and the construction of a marine drive along the Sea Face.

The low-lying land at the foot of the hill slope at Chaupati was filled in to the level of the Road at a cost of Rs. 2,556. It is believed that this will do much to remove the reputation for fever that has attached to this locality for so long and that the demand for building sites will improve.

Heavy repairs and tarring of some of the roads on the Hornby Road Estate were commenced with a view to their being transferred to the Municipality at an early date. Some footpaths on the same estate were paved during the year with Cuddapah slabs.

Tree planting operations were vigorously pushed forward and several avenues of promising young trees are now in evidence.

The Secretariat plot which hitherto had the appearance of a desolate waste relieved by a few iron tanks and a collection of Municipal carts was converted into a garden with excellent results.

A commencement was made in the systematic reclamation of swamps in the neighbourhood of Agripada Estate by the filling in of a very deep and offensive tank (Plot J of the Flats) near the Arthur Road Level Crossing.

A new departure in 1909-10 was the training of all inspectors and peons employed on Trust Estates to find out mosquito breeding places and destroy the larvæ. Systematic arrangements were made for the periodical inspection of all wells, tanks and cisterns on Trust Estates in co-operation with the lessees, and the result has been the elimination of many mosquito breeding places and a great reduction of the mosquito pest. Cisterns on Trust Estates are now required to be made with close fitting covers so that mosquitoes cannot breed in them. The expenditure on this anti-malaria campaign in 1909-10 was Rs. 365.

Works.
(b.) Vested lands in Schedule D.

8. No work of much importance was done in Schedule D (Municipal) land except that some low-lying malarious ground west of the B. B. & C. I. Railway near Plot J referred to in para. 8 was filled in by Contractor Dhondiba Panduji to whom it has been leased.

Chawls.

9. The year is chiefly notable for the progress made in connection with the housing of the poorer classes. The six fine reinforced concrete chawls at Agripada which are being carried out under departmental agency made great progress ; two of them were occupied in August 1910.

The Mandvi-Koliwada Chawls of the same construction were well advanced at the end of he year. One chawl was occupied in August and the remainder should be complete in every respect before the end of November. These chawls in addition to providing living rooms have extensive shops and godowns, some of which are already occupied. They are also provided with flat roofs to which the occupants have access to enjoy the air.

In January 1910 work on a large reinforced concrete chawl at Nagpada providing 144 rooms and accommodating 432 persons, was given under contract to Messrs. Marsland Price and Company.

There were 11,835 persons in the Board's chawls at the beginning and 12,147 at the end of the year as shown in the following table which also compares the mortality rates of 1908-09 and 1909-10 ;—

Serial No.	Name of chawl.	Population in 1909-10.			Death rate per 1,000 in 1909-10.	Population in 1908-09.			Death rate per 1,000 in 1908-09.
		At beginning of year.	At end of year.	Average.		At beginning of year.	At end of year.	Average.	
1	16 Blocks at Agripada ...	4,418	4,474	4,427	22·58	4,263	4,417	4,342	28·78
2	2 „ „ Nagpada ...	482	496	494	18·21	478	482	480	20·83
3	6 „ „ Chandanwadi.	2,232	2,220	2,224	31·47	2,334	2,231	2,326	34·82
4	5 „ „ Imamwada ...	2,281	2,519	2,370	32·06	965	2,477	1,785	38·65
5	1 Block „ Princess Street	179	242	251	43·82	.....	270	...	.....
6	Semi-permanent sheds and altered buildings, Scheme III.	1,004	983	992	19·15	1,082	1,025	1,040	22·11
7	Semi-permanent sheds, Pattan Road.	1,239	1,213	1,226	39·96	1,063	1,243	1,150	63·48
	Total ...	11,835	12,147			10,175	12,145		

The mortality statistics for the past year are most encouraging. In all chawls there has been a diminution in the death-rate ; the very pronounced reduction at the semi-permanent huts at Palton Road being particularly gratifying as indicating a marked improvement in the health and stamina of the people and due no doubt in part to the extermination of several mosquito breeding places from the compound.

The high death-rate in respect of the Princess Street Chawl is further confirmation of the experience as regards mortality in newly occupied chawls being always higher than in old chawls.

Police Accommodation Schemes.

10. With the exception of the compound wall and a few unimportant items the Police Accommodation at Princess Street was completed. This building, designed by the Government Architect, is of some architectural merit. It provides accommodation for 5 officers with their families and servants. The estimated cost is Rs. 1,11,474.

The Agripada Police Accommodation Scheme was practically completed in the year—the wall at the back of the Sepoys' quarters alone remaining to be done after the monsoon has consolidated the filled in land.

The Scheme provides accommodation for 5 Officers, 2 Jamadars' quarters and 60 men.

The Officers' quarters were occupied on the 1st of June 1909, the Jamadars' quarters on the 22nd of October 1909 and the Sepoys' Lines on the 12th of March 1910.

Plans and Estimates were prepared for the Police Accommodation Scheme at Chunam Kiln Road (Scheme XXXIV), but have not yet been sanctioned by Government. The Plans and Estimate prepared for the Falkland Road Scheme are being altered by the Public Works Department to suit the revised accommodation required by the Police Commissioner.

11. (1) The following Schemes which were notified and sanctioned by Government during 1908-09 were declared under Section 29 during the year :— New Schemes.

(*i*) 2nd alteration of Scheme I (Nagpada), *vide* Trustees' Resolution 160 of 15th June 1909.

The effect of this alteration is merely to take into the Scheme a temple which was previously excluded. The cost Rs. 8,007 is to be met from savings on the original Estimate.

(*ii*) 1st alteration of Scheme XXVII (Mathew Road), *vide* Trustees' Resolution 118 of 27th April 1909.

The effect of this alteration was to straighten the New Queen's Road out and to make it 80 feet broad instead of 60 feet as originally proposed, thus raising the cost of the Scheme from 12 to 13½ lakhs.

(2) Under Government memorandum No. 4573, dated 31st August 1909, Government required the Board to revise the East Agripada Improvement Scheme, which had been submitted for sanction in 1908-09, with a view to reducing the cost. The original Scheme involved a loss of 59 lakhs. The Engineer and Chairman have been studying the ground and preparing a less ambitious and less costly Scheme which will shortly be submitted to the Board for sanction.

(3) Falkland Road Police Accommodation Scheme No. 35, which was notified in 1908-09, was submitted to Government for sanction on 8th May 1909 ; but without sanctioning the same, Government sent in a revised representation for additional accommodation which the Board have approved under Trustees' Resolution No. 41 of 22nd February 1910. They await Plans and Estimates from Government.

(4) Chunam Kiln Road Police Accommodation Scheme No. 34, ordered to be prepared in 1908-09, was notified in 1909-10. But a change of site from the one notified to that of the Sassoon Reformatory Premises is contemplated, and the Scheme awaits the orders of Government on this point.

(5) Chunam Kiln Road Street Scheme No. 36 was first notified on 8th April 1909, but it was subsequently decided that the width of the proposed road should be 80 feet instead of 60 feet (as originally proposed). After prolonged negotiations with the landowners concerned for the acquisition of their properties a revised notification was published on 13th May 1910 and the Scheme was recently submitted to Government for sanction.

(6) An important amendment of Scheme XXX (Souter Street Extension westwards) was made at the request of Government by Trustees' Resolution 265 of 2nd November 1909, leaving land available whenever required for the construction of the proposed overbridge, instead of the level crossing originally provided for.

(7) Preliminary inquiries have been made with a view to the preparation of an Improvement Scheme for the Ghorupdeo Koliwada area which was "represented" by the Municipal Commissioner in 1908-09, but as the Trust have no funds to spare for any Scheme beyond those to which they are already committed, the Scheme is now in abeyance. For the same reason the Fort North Improvement Scheme, the Chaupati Reclamation Scheme and the Scheme for a road connecting Chinch Bandar Road with New Nagpada Street have been laid aside. All these Schemes are estimated to involve considerable loss, in spite of all attempts to economise by modification of the original plans. At the urgent request of the Municipal Commissioner special consideration was given to the Fort North Scheme and many alternative plans were considered; but the Chairman's suggestions for reducing demolition and therefore ultimate loss to a minimum by disturbing existing streets as little as possible, leaving them to be improved by set-backs, but creating ventilating chauks in the back-blocks and recovering half the loss from owners of the property benefited were rejected by the Municipality(*vide* Trustees' Resolution 19 of 18th January 1910, No. 5 in Appendix **M**) so the Scheme had to be shelved along with other losing schemes.

Changes in Trust Estates & progress of development.

12. The only notable changes in 1909-10 in the Trust's vested Estates were (1) the preparation and advertisement of the East Chaupati Estate for leasing which led to the whole of the Estate being disposed of, 1 plot in 1909-10, and the rest in 1910-11 and (2) the filling in of certain low-land in West Chaupati, to rid it of mosquito breeding places.

It will be seen from Appendix **D** (**5**,) Statements C and D, that the Government lands vested in the Trust under Schedule C, aggregated at the end of 1909-10 26·6 lakhs square yards, 3,977 square yards having been deducted during the year for Railway purposes, while the Municipal lands vested in the Trust under Schedule D aggregated at the end of 1909-10 7·3 lakhs square yards, 1,466 square yards having been resumed during the year for a Municipal school site.

In the Trust's own Estate the main developments of the year were in Schemes III (Sandhurst Road), VIII (Mandvi) and XXVII (Mathew Road), where large areas were laid out and advertised for leasing.

A tentative development of Scheme VIII (Mandvi) was worked out by the Engineer during the year. The development plan is appended to this Report. The Board are dealing with it piece-meal, determining the development section by section, as the demand for plots increases. A development scheme was prepared in 1909-10 for the plots round the proposed Trust garden near where Charni Road crosses Sandhurst Road on the model of the Wellington Lines where the arrangement of residential plots round a central garden has been such a success. The proposed development is shown in Map No. 3 appended to this Report, but has not yet been finally approved by the Board. The development plan of Scheme XXVII, Mathew Road, was approved in May 1909 and was published with the Annual Report for 1908-09.

There being some complaint about the large size of the plots on the Trust's developed Estates, an attempt was made to meet the needs of the middle class people with little capital to spare by sub-dividing back-plots in Scheme

IV (Gamdevi) and offering them at a special reduction of 15% on the advertised rents to any Syndicate who will build houses with small tenements suitable for tenants with incomes of Rs. 200 to Rs. 400 per mensem.

Negotiations were opened with Mr. Marsland of Messrs. Marsland, Price & Co., who had worked out an excellent scheme under which the tenants would ultimately become owners of their houses. This scheme had the support of the Hon'ble Sir Vithaldas D. Thackersey and the Hon'ble Mr. Lallubhai Samaldas, but their Syndicate would not accept the back plots offered by the Trust and the scheme is in abeyance at present. Details of this scheme are given in Trustees' Resolutions 24 and 26 of 1910 which will be found in Appendix **M** (**6**) and (**7**).

An area of 19 lakhs square yards of acquired land (including most of the 11 lakhs of square yards acquired in 1909-10) and 3·3 lakhs square yards of vested lands in Parel Estate and 1·12 lakhs square yards in East Agripada still remained to be developed at the end of 1909-10.

Building leases

13. In 1909-10, 42 building plots, measuring 49,512 square yards, were leased at an annual rental of Rs. 1,00,252, namely, 2 on the Hornby Road Estate, 1 in Marine Lines, 4 on the West Chaupati Estate, 1 on the East Chaupati Estate, 4 on the Agripada Estate, 1 in First Nagpada ; 5 on the Princess Street, 11 on the Sandhurst Road Estate, 3 on the Gamdevi Estate, 4 on the Mandvi-Koliwada Estate, 1 at Sankli Street and 5 on the Mathew Road Estate.

The agreements for the lease of two plots in Princess Street were cancelled and one of these was re-leased during the year.

The total number of plots leased up to the end of 1909-10 was 370, measuring 4,75,020 square yards, valued at Rs. 155 lakhs with a present annual rental of Rs. 6,43,950 and an ultimate * rental of Rs. 7,20,850.

In Appendix **G** are given the details of leasing in each estate and a detailed list of the plots leased in 1909-10 with their areas, rentals, etc.

In point of number and area of plots the progress made in leasing in 1909-10 was considerably below normal; but the value and therefore the rent of the plots disposed of was about 10% above the normal of previous years. Towards the end of the year the demand for plots generally began to improve ; a considerable number of inquiries had been made, and the number and value of plots leased early in 1910-11 was far above normal.

In point of value of plots disposed of, the greatest advance in leasing was made in Scheme II (Princess Street) in which the value of the plots leased in 1909-10 was Rs. 6,74,458.

In point of number and area of plots disposed of, the greatest advance was in Scheme III, in which 11 plots measuring 7,139 square yards of the value of Rs. 4,40,571 were leased. There are, however, still a very large number of plots unleased in Scheme III, and the Trust lose heavily in Interest and Sinking Fund charges on the capital sunk in them, as most of them yield very little in the shape of even temporary revenue.

* There are periodical increments in some cases.

In the whole city the Trust still have 415 plots aggregating 4,18,900 square yards available for leasing, but not yet leased; the annual rental of these is estimated at about Rs. 6,26,000.

Short leases.

14. The Board's temporary revenue from short term leases of their acquired properties has always been an important item to them, and it was not until 1908-09, that the gradual increase in permanent rents from year to year brought the revenue from such rents above that of temporary rents for the year. During 1909-10 the temporary rents were 45 per cent. and the permanent 57 per cent. of the whole Rs. 11·40 lakhs, while the corresponding figures for the whole life of the Trust up to 31st March 1910 are 67 per cent. and 33 per cent. respectively of Rs. 61·62 lakhs.

Of the 169 acquired buildings in charge of the Trust at the commencement of the year 87 were demolished during the year, while of 190 acquired during the year, 8 were demolished before the end of the year. Thus at the end of the year, the Trust held 264 such buildings. The rent realised from these 359 buildings in 1909-10 was Rs. 2,83,423. The realizations during the year from these and other temporary rents and sale of properties for demolition amounted to Rs. 6,33,917, which is about 11 per cent. above those of 1908-09 though there is much difference in details as shown below:—

	1908-09. Rs.	1909-10. Rs.
Rents from acquired buildings	2,62,504	2,83,423
,, ,, vacant lands for temporary structures.	84,585	1,63,119
,, ,, storing materials	30,692	19,739
,, ,, cultivation	37,800	24,110
Proceeds of auctions of demolition rights ...	1,51,811	1,46,526
Total ...	5,67,192	6,33,917

The increase in rent from acquired buildings and the decrease in proceeds of sales of demolition rights were due to the rate of acquisition outstripping that of demolition, and the increase in rent for temporary structures to the new policy of letting out as many of the sites of demolished buildings as possible on short leases in the absence of demand for long leases. The completion of most of the buildings on Colaba Reclamation caused a reduction in receipts from permits for storing materials, while the fall in receipts from cultivation connotes a return to normal after abnormal receipts due to excessive competition among bidders in 1908-09.

Loan of 1909.

15. The obligation to pay 17¾ lakhs (profit to date in General Account) to Government and the Municipality under Section 79 of the Act in 1909-10 and the anticipation of unusually heavy payments for acquired land consequent on the rapid disposal of Teka cases after the amendment of Section 47 of the Act in December 1908 necessitated the raising of a much larger loan than usual, *viz.*, 85 lakhs (25 more than the previous maximum, 60 lakhs in 1903). On account of the condition of the local market it was decided to raise a sterling loan of £566,600 in London, and the sanction of the Secretary of State having been obtained on 22nd May 1909, tenders were called for from leading Banks and financial firms, and on 22nd June 1909 the highest tender, that of the Chartered Bank of India, Australia and China was accepted. The rate 95¾ was lower

than that of any previous year except the 95¼ of 1903, but probably not lower than would have been got, had the loan been put on the Bombay Market. The Bank disposed of the whole of the debentures in August at £97½ and shortly afterwards, on the publication in a London financial paper of some correspondence including an official declaration by the India Office to the effect that the loan was guaranteed by the Government of India, the price of the debentures went up to 101½ on the London Stock Exchange and has remained there or thereabouts ever since. All this was favourable to the prospects of the Trust's next sterling loan and the Trust's new venture in raising a sterling loan in 1909 should, therefore, be credited with a share in the success of the 1910 sterling loan which was taken up by the Chartered Bank on 21st June 1910 at the rate of 99 per cent.

The net proceeds of the 1909 loan after allowing for discount (Rs. 3,61,208), stamp duty (Rs. 42,495) and other expenses of loan (Rs. 10,602) amounted to Rs. 80,84,695, bringing the total Trust borrowings to date up to Rs. 400 lakhs, (face value) involving Interest and Sinking Fund charges of 18 lakhs per annum on net receipts (allowing for premia and discount in different years) of Rs. 393·6. Full details are given in Appendix **C.**

Contract with Bank of Bombay.

16. Next in importance to the floating of the sterling loan the outstanding feature of the Financial Administration of the Trust in 1909-10 was the conclusion of an arrangement by which the Bombay Bank became the Trust's sole bankers, on terms set out in Trustees' Resolution 195 of 3rd August 1909 (*vide* Appendix **M(1)**) which are the same as were arranged in 1906 between the Bombay Bank and the Port Trust except that whereas the Port Trust are bound for 5 years, the Improvement Trust declined to be bound for more than 3 years. This arrangement has been entered into under pressure from Government; it makes for greater security; but the Trust cannot earn so much interest on their surplus balance as hitherto, and the loss under this head is very considerable, especially in September and October, since the Bank allow them no interest in those months on the current year's loan money, whereas previously by distributing their balance to different Banks, all of which allowed interest even on current account up to a certain maximum, the Trust were able to earn interest on all but a small portion of their surplus balance the whole year round. The Bombay Bank accept for deposit at interest no sum less than ½ lakh, and this fact, combined with the uncertainty as to when the Special Collector may make his big awards, has the practical effect of keeping the non-interest earning balance at a high figure. The Trust's investments in fixed deposits were at first, as in the Port Trust, based on each month's foreseen requirements, but since October a more elaborate system of *weekly* forecasts has been arranged and the result has been a gradual reduction of the non-interest bearing balance.

Earnings on surplus cash balance.

17. The earnings on surplus cash balance in 1908-09 and 1909-10 are compared below :—

		Thousands of Rupees. 1908-09.	1909-10.
1. Average daily balance	(*a*) Interest earning	1259	2632
	(*b*) Non-interest earning	126	1236
	from 31st August to 1st November.	608	5859
	rest of the year	25·6	273
2. Interest earned on the above		40·0	76·7
3. Rate per cent. per annum of 2 on 1		2·89	1·98
4. Rate per cent. per annum of 2 on 1 (*a*)		3·18	2·91

The above figures do not take into account the Special Collector's imprest of 1 lakh on which the National Bank allows interest at 3 per cent. per annum on an average daily balance of each month. The Trust received Rs. 2,183 as interest on this imprest in 1909-10. They were also credited in 1909-10 with interest amounting to Rs. 2,786 earned in 1908-09, and the total interest earnings on surplus balances credited in 1909-10 thus came to Rs. 81,700, while interest on securities for 20·4 lakhs held by the Trust amounted to Rs. 66,535. The Trust's total earnings from interest credited in 1909-10 thus came to the substantial sum of Rs. 1,48,235.

Accounts of 1909-10.

18. The audited accounts of the Board for 1909-10 are attached to this report.

The total receipts and expenditure of 1909-10 were as follows :—

	Receipts.	Expenditure.
	Rs.	Rs.
Capital Account	...†86,42,526	67,61,467
General „	... 21,40,267	20,87,652
Total	...1,07,82,793	88,49,119
Difference ... Rs.		+ 19,33,674

The opening and closing balances were as follows :—

	Opening balance.	Closing balance.
Capital Account	... 21,28,825	40,09,884
General „	.....	52,615
Total	... 21,28,825	40,62,499
Difference ...		Rs. 19,33,674.

Capital Account—Comparison of Actuals with Budget.

19. The Capital expenditure of the year 1909-10 was according to the original Budget expected to be Rs. 82,72,329, but the actual expenditure was only Rs. 67,61,467.

The shortage of 15·1 lakhs is made up of 9·8 lakhs under works and 5·3 lakhs under acquisition.

The shortage under works was mainly due to the way in which the Budget was prepared; apparently every work was entered which was at all likely to be sanctioned during the year; but the Gamdevi, Chunam Kiln Road and Falkland Road Police Accommodation Schemes for which 3 lakhs were budgetted have not even yet been sanctioned by Government and the time for starting filling in Schemes V, VI and XXXI (Dadar-Matunga-Sion-Parel) for which 1½ lakhs was budgetted in 1909-10 has only just arrived. The addition of an extra storey to the Trust Office for which one lakh was provided has been postponed as not urgently required at present, in order to save Capital expenditure. Another lakh was originally provided for paving of footpaths in Sandhurst Road, Gamdevi, Colaba Reclamation and Mandvi, but was not spent as it is found more economical to defer paving till all the plots are built on. Rs. 20,000 was budgetted on the chance that quarrying on Nowroji Hill might be done departmentally, but the quarry rights were ultimately leased to a contractor. Work on Souter Street had to be suspended before one-tenth of the Rs. 33,000 provided had been spent, on

†Exclusive of the surplus in General Account.

account of a serious settlement in the filled in tank which the road crosses, and a similar settlement stopped work on the Imamwada chawls. It was found feasible to retain the bulk of the houses acquired on Nowroji Hill; so the Rs. 75,000 provided for chawls in that scheme was left untouched and finally slower progress than was expected on chawls in Agripada and Mandvi brought actuals 2 lakhs below the budget provision for those chawls. The total expenditure on works was only 5·5 lakhs.

The Budget Estimate under Land Acquisition was practically fully worked up to, taking into consideration awards made but not paid before the end of the year.

Trust's profits to end of 1908-09.

20. Included in the Capital expenditure was for the first time the payment under Section 79 of 17·76 lakhs representing the Trust's profits in the General Account up to date. The year 1908-09 was the last year of the period during which, under Section 79 (3) of the Act, the Trust's profits were allowed to accumulate with a view to their being distributed in 1909-10 between Government and the Municipality. In this period the Trust's total receipts and expenditure were as shown below:—

	Receipts. Rs. lakhs.	Expenditure. Rs. lakhs.		Surplus. Rs. lakhs.
Capital Account	323·83	320·30	=	3·53
General ,, ...	108·15	90·39	=	17·76
Total ...	431·98	410·69	=	21·29

The special account kept under Section 79 (3) stood at the end of 1908-09, thus :—

Surplus in General Account.

Year.	Amount Rs.
1898-1899	1,80,067
1899-1900	1,07,555
1900-1901	4,60,106
1901-1902	4,41,258
1902-1903	5,22,808
1903-1904	1,81,487
1904-1905	67,141
1905-1906	1,20,396
Total Rs. ...	20,80,818

Deficit in General Account.

Year.	Amount. Rs.
1906-1907	56,081
1907-1908	1,22,731
1908-1909	1,25,307
Total Rs. ...	3,04,169

Net Balance *Cr.* 17,76,149.

So far from there being at the end of 1908-09 any profit in the General Account out of which to make payments to Government and the Municipality, there was, as in the previous two years, a deficit which had to be made good by drawing on Capital. Nevertheless, under Section 79 (3), as interpreted by Government and the Municipality, the nett 10 years' surplus of 17·76 lakhs had to be paid, 16·76 lakhs to the Municipality and 1 lakh to Government; and as the close of 1908-09 found the Trust with a Capital balance (after making good the deficit of 1·25 lakhs in the General Account for the year) of 21·29 lakhs only, barely sufficient for current expenditure, the 17·76 lakhs had to be included in the Capital to be raised in 1909-10 on loan and was duly paid to Government and the Municipality in September 1909.

General Account—Comparison of Actuals with budget.

21. In the General Account a deficit of Rs. 1,33,790 was expected when the original Budget was passed; but the unexpectedly large receipts from temporary leases and collection of arrears made the Trustees reduce the deficit in the revised Budget to Rs. 1,14,689. The actual receipts proved, however, to be 4 per cent above and actual expenditure 4 per cent. below revised Budget figures and this converted the deficit into a surplus of Rs. 52,615 ‡ which has now to be paid to the Municipality under Section 79. The 4 per cent. increase (Rs. 87,000) in receipts was spread over most of the Estates and was due to energetic collection of arrears, while the 4 per cent. decrease (Rs. 80,000) in expenditure was mainly due to the withholding of the Rs. 45,282 due to Government as interest on unleased lands under Section 68. The uncollected arrears of rent amounted at the end of 1909-10 to no less than Rs. 81,661, but the bulk of them had not been long overdue and the total compares favourably with the corresponding figure (Rs. 1,01,011) at the end of 1908-09.

Interest payable under Section 68 of the Act.

22. A large new item of expenditure was interest under Section 68. This was due for the year 1908-09 on the 1st April 1909, but payment was deferred pending the decisions of Government and the Municipality, to both of whom the Trust had in 1907-08 appealed to remit the interest or at least to defer the date from which interest on unleased lands should be charged, as they are authorised to do by the terms of Section 68. The Municipality, however, decided to exact the full interest due for 1908-09 on the ground that the application had been made too late to allow of their making the necessary modifications in their Budget, and accordingly Rs. 41,241 was paid to the Commissioner on 29th September 1909. Government did not give their decision during the year, as they were waiting for a full report on the Trust's financial position; so just before the end of the year the Rs. 65,350 due in respect of the leased lands only was paid to Government.

Cost of Engineer's Establishment.

23. The usual table comparing the cost of the Engineer's establishment with the total of expenditure on Works both in Capital and General Account and the amount of rent collected is given below for each year to date :—

Statement showing Percentage of Cost of Engineer's Department.

(In Lakhs and decimals.)

Year.	General Account Expenditure.	Capital Account Expenditure.	Rent Collection.	Total.	Cost of Engineer's Department.	Percentage of Cost of Engineer's Department.
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
1898-99 †	0·07	.....	0·24	0·31	0·15	48·39
1899-1900	0·35	2·02	0·47	2·84	0·60*	21·13
1900-01	0·52	2·96	0·88	4·36	0·26	5·96
1901-02	0·75	2·19	0·86	3·80	0·13	3·42
1902-03	0·83	2·26	1·20	4·29	0·05	1·17
1903-04	1·05	6·16	1·88	9·09	0·68	7·48
1904-05	1·86	7·90	4·73	14·49	0·80	5·52
1905-06	2·87	5·07	7·07	15·91	0·92	5·78
1906-07	3·18	7·90	7·03	18·11	1·02	5·63
1907-08	3·54	7·69	6·11	17·34	1·15	6·63
1908-09	3·75	9·02	5·27	18·04	1·19	6·28
1909-10	3·70	5·53	6·28	15·51	1·10	7·10
	20·47	59·60	42·92	124·99	8·05	6·44

* Includes Establishment engaged on work preparatory to acquisition on which there was no expenditure.

† This was an incomplete year, the Trust having been constituted on 16th November 1898.

‡ The full 3 per cent. interest payable to Government under s. 68 on 1st April 1909 was Rs. 1,10,632; but, as mentioned in para. 22, only Rs 65,350 has been paid, pending Government's decision as to whether they will remit interest on unleased lands or not. If they decide not to do so, a further sum of Rs. 40,282 will have to be paid to Government, and it will be for consideration whether the accounts of 1909-10 should be amended, so as to show a surplus balance of only Rs 7,282 instead of a surplus of Rs. 52,615 payable to the Municipality or not.

Cost of Land Manager's Establishment.

24. The usual statement comparing the cost of the Land Manager's Establishment enhanced by that of legal expenses in connection with Land Acquisition with the total charges under the head Land Acquisition, is given below :—

Statement showing Percentage of Charges for acquiring Properties on the Cost of Acquisition.

(In Lakhs and decimals.)

Year.	Cost of Acquisition.	Charges.					Percentage of Charges to cost of Acquisition.
		Cost of Land Manager's Dept.	Cost of Special Collector's Dept.	Cost of the Tribunal.	Legal Expenses including Brokerage and Sundries.	Total.	
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
1898-99	...	...	...	...	...	...	...
1899-1900	...	...	...	...	...	...	...
1900-01	5·16	0·45*	...	...	0·09	0·54	10·46
1901-02	11·41	0·55*	0·29	0·05	0·29	1·21	10·60
1902-03	33·35	0·60*	0·41	0·07	0·70	1·78	5·34
1903-04	39·21	0·32	0·64	0·21	0·70	1·87	4·77
1904-05	52·50	0·40	0·70	0·33	0·96	2·39	4·55
1905-06	25·30	0·42	0·32	0·32	1·01	2·07	8·18
1906-07	8·52	0·46	0·25	0·24	0·80	1·79	20·95
1907-08	12·71	0·58	0·40	0·23	0·96	2·12	16·68
1908-09	41·62	0·62	0·58	0·16	1·11	2·47	5·93
1909-10	38·73	0·65	0·66	0·21	0·97	2·49	6·43
	† 268·52	5·03	4·25	1·36	7·59	18·73	6·98

* These figures represent the proportionate cost of the Engineer's Department which did the work of acquisition in these years.

† Includes payments made to Government for purchase of land.

Cost of Management.

25. In the following table the cost of Management is amalgamated with the cost of Engineer's and Land Manager's Departments and the total compared year by year with the Board's total money turn-over, that is, the sum of Receipts and Expenditure in both Capital and General Accounts.

Statement showing Percentage of Cost of Administration amalgamated with the Cost of Engineer's and Land Manager's Departments on the total money turn-over.

(In Lakhs and decimals.)

Year.	Capital Receipts, exclusive of loans.	Capital Expenditure.	Revenue Receipts.	Revenue Expenditure.	Totals of Cols. 2 to 5.	Cost of Engineering Establishment, including Temporary Establishment.	Cost of Land Manager's Establishment including Special Collector's and Tribunal's expenses.	Cost of Management.	Total of Cols. 7 to 9.	Percentage of Col. 10 on Col. 6.
1	2	3	4	5	6	7	8	9	10	11
1898-99	...	...	1·87	0·07	1·94	0·15	...	0·26	0·41	21·12
1899-1900	...	2·40	1·47	0·40	4·27	0·64	...	1·16	1·76	41·22
1900-01	0·12	8·35	7·88	3·22	19·02	0·26	0·45	0·96	1·67	8·55
1901-02	0·84	18·91	8·27	3·86	29·88	0·18	0·32	1·27	2·42	8·09
1902-03	1·27	36·46	10·25	8·12	53·29	0·05	1·03	1·30	2·43	4·57
1903-04	0·39	46·08	8·80	6·99	62·26	0·68	1·17	1·66	3·51	5·64
1904-05	0·27	61·86	11·29	10·58	83·55	0·69	1·43	1·75	3·86	4·63
1905-06	1·09	31·67	14·27	13·07	60·80	0·92	1·06	1·49	3·47	5·73
1906-07	1·85	17·46	13·92	14·48	47·71	1·02	0·99	1·39	3·40	7·13
1907-08	1·48	21·66	14·64	15·77	54·55	1·15	1·16	1·33	3·64	6·82
1908-09	1·72	59·58	16·61	16·86	94·84	1·19	1·36	1·51	4·06	4·80
1909-10	1·44	45·23	21·40	23·83	88·95	1·10	1·52	2·01	4·63	5·20
Total ...	10·27	334·93	129·66	111·27	586·02	8·05	11·14	16·07	35·26	6·02

Provident Fund.

26. The balance to the credit of the Provident Fund, established for the Officers and Servants of the Trust under Section 91 (6) of the Act, amounted at the close of the year to Rs. 1,58,675. Sums aggregating Rs. 5,804 were paid to contributors during the year, while the fund was credited with Rs. 13,551 on account of employés' contribution, Rs. 13,200 on account of contribution by the Trust and Rs. 5,322 on account of interest.

Personnel—(a) The Staff.

27. The Hon'ble Mr. G. O. W. Dunn, Chairman, proceeded on leave for 6 months and 8 days from the 17th April 1909, and retired from service with effect from 25th October 1909.

Mr. G. W. Hatch, I.C.S., officiated as Chairman from 17th to 22nd April 1909.

Mr. J. P. Orr, I.C.S., took charge of his duties as Acting Chairman on 23rd April 1909 and was confirmed in the appointment on the 25th October 1909.

Mr. W. N. Shilstone, Secretary and Chief Accountant, was granted privilege leave for 1 month from 11th October 1909 to 10th November 1909, and Mr. A. R. King was appointed to act for him.

Mr. R. J. Kent, Trust Engineer, who was on leave from 15th March 1909, resumed his duties on the 13th November 1909. During his absence Mr. J. F. Watson, Deputy Engineer, acted as Trust Engineer in addition to his own duties.

Mr. Watson enjoyed privilege leave for 2 months and 28 days from 4th January 1910 to 31st March 1910.

Mr. R. W. Fisher, Assistant Engineer, was granted privilege leave for 1 month and 15 days from 29th November 1909 to 12th January 1910.

Mr. A. F. Henderson, Assistant Engineer, resigned his appointment with effect from 1st May 1909.

Mr. R. H. A. Delves, Deputy Land Manager, was granted privilege leave for 23 days from 4th May 1909 to 26th May 1909.

Medical Examiner to the Board.

Dr. B. H. Dantra acted as Medical Examiner to the Board during the absence on leave of Dr. A. P. Cama for 7 months from 1st April 1909.

The other officers were all on duty throughout the year.

(b) Tribunal of Appeal.

28. The post of President of the Tribunal of Appeal was held in succession by Mr. R. M. Patel till he died on 21st October 1909, Mr. D. Chamier, Bar.-at-Law, from 6th November 1909 to 31st January 1910, the Hon. Mr. N. C. McLeod, Bar.-at-Law, from 1st to 7th February 1910, and Mr. Chamier from 8th February to the end of the year.

Mr. R. W. Murphy held the appointment of Assessor throughout the year. Mr. W. A. Chambers proceeded on short leave to England in October 1909, and Mr. P. H. Patuck was appointed to act in his place as Assessor.

(c) Special Collectors.

29. Messrs. J. D. Framji, Bar.-at-Law, and E. J. Bolus, B.A., I.C.S., continued to hold their offices as Special Collector and Additional Special Collector, respectively, under the Land Acquisition Act throughout the year.

30. The following gentlemen served as Trustees throughout the year :— (d) The Board.

1. Mr. W. D. Sheppard, I.C.S., J.P.
2. Sir Bhalchandra K. Bhatawadekar, Kt., L.M., J.P.
3. Mr. Dinsha Edulji Wacha, J.P.
4. Mr. Nowroji Jehangir Gamudia, J.P.
5. The Hon'ble Mr. Ibrahim Rahimtoola, C.I.E., J.P.
6. The Hon'ble Sir Sassoon J. David, Kt., J.P.
7. Mr. E. M. Proes, J. P., M. Inst. C. E.

The changes among the other Trustees are set out below :—

The Military seat was occupied by Brigadier-General R. M. Greenfield till 15th May, then by Colonel J. Davidson till 15th June 1909, then by Colonel C. St. L. Barter till 21st September 1909, then by Colonel C. A. S. Montgomery till 16th November 1909 and then by Major-General J. C. Swann, C.B., who holds it still.

The Collector's seat was held by Mr. G. W. Hatch, I.C.S., till he went on leave on 21st December 1909, then by Mr. P. J. Mead, I.C.S., till 8th March 1910, and then by Mr. Hatch who holds it still.

The Port Trust seat was held by the Hon'ble Sir Walter Hughes, Kt., till he went on leave to Europe on 26th April 1909, then by Mr. F. L. Sprott till 30th November 1909, and then by Sir Walter Hughes, who held it till his retirement on 23rd April 1910.

The Chamber of Commerce seat was held by Mr. A. K. Leslie till he went on leave on 3rd April 1909, then by Mr. C. H. B. Forbes till 16th November 1909, and then by Mr. Leslie till the end of the year.

Mr. Dwarkadas Dharamsey resigned his seat on the Board of Trustees from 26th August 1909, and the Hon'ble Sir Vithaldas D. Thackersey, Kt., who was nominated in his place, retains it still.

Mr. T. W. Cuffe was absent on leave from 8th September to 30th November 1909 and Mr. J. S. W. Milne was nominated by Government in his place.

31. There were 47 Board Meetings and 66 Committee Meetings during the year ; the corresponding figures in the previous year being 40 and 48, respectively. Meetings.

32. The most important subjects to which the Trustees devoted special attention in their debates in 1909-10 outside those referred to in para. 11 above were— Important debates of the year.

i. Government Resolution No. 3122 of the 14th June 1909, General Department, *re* lines on which the development of Bombay City should proceed.
ii. Amendment of the Bombay City Improvement Act,
iii. Distribution of Trust's Profits under Section 79.
iv. Nowroji Hill quarries.

v. Acquisition of Government leasehold properties.
vi. Filling in Gowalia Tank.
vii. Reclamation in Back Bay.
viii. Bombay Town Planning Bill.
ix. Revision of Trust's building regulations.
x. Employment of a Trust Architect.

Items i, ii, iii, iv and v were finally disposed of in 1909-10, and the principal Trustees' Resolutions upon them are reproduced in Appendix **M** to this report.

Item i.—This matter was closely debated at a long series of meetings; the Trust's final reply to Government will be found in Appendix **M (3)**. The heaviest work of the year, so far as the Chairman and the Accounts Department were concerned, was the inquiry into the Trust's financial position necessitated by the Trust's decision to support the Government in their programme for development of Bombay, so far as their funds permit, and the inquiry into the cost of the various projects in that programme. These inquiries were completed in October 1910 and the Chairman's note on the Trust's finances is now before Government.

Item ii—For the last six years the Trust have been reckoning on an early and thorough amendment of the Trust Act for the removal of many of their difficulties, and it was a great disappointment to them to find from Government letter No. 2460 of 12th May 1909 that the idea of amending the Act had been abandoned. They at once appointed a committee to frame a representation to Government asking for the amendment of the Act as regards the housing clauses and other matters in respect of which amendment was most urgently needed, and Government are now considering that representation. Appendix **M (4)**.

Item iii—The Municipality had for many years been reckoning on receiving from the Trust a substantial sum in 1909-10 under Section 79, and provision for such payment out of Capital to be specially borrowed for the purpose was duly made in the Trust Budget for 1909-10; but the new Chairman thought it was the intention of the Act that such payment should be gradually made year by year out of the profits accrued in the General Account for the year and not out of borrowed Capital. The Trustees were divided on the subject and resolved to abide by Government's interpretation of the Act. Government ruled that the Act required immediate payment in full and the profits, 17·76 lakhs, were accordingly paid to Government (1 lakh) and the Municipality (16·76 lakhs). The effect of this is to reduce the City's annual contribution to the Trust in 1900-09 to only Rs. 1,88,000 per annum, as shown in the analysis of Municipal assessments and payments under Section 72 given in Appendix **B (4)** (p. 28).

Item iv.—The terms of the contract for the quarrying rights in Nowroji Hill were a long time under discussion with the Trust Solicitors, and it was not till near the end of the year that the contract for the best part of the hill was put up to tender. Mr. Ismail Haji Cassum's tender of Rs. 1,91,000 payable in 42 months having been accepted on 25th January 1910, quarrying was commenced at once and is now in full swing.

Item v.—The Trust have long been urging Government to give them some share in the windfall they got by the inclusion of certain leasehold properties in the Trust Schemes. On Government's deciding to claim full compensation and give the Trust no abatement, the Trust begged that Government would at any rate give up gratis such lands as the Trust might throw into roads, and Government have now acceded to this request, the Trust thereby saving about 1 lakh out of the 7 awarded to Government. Appendices **M (8)** and **(9)**.

Item vi.—The Trust's Gamdevi Estate has suffered in the past from the evil reputation of the adjacent Gowalia Tank as a source of malaria. The Trust have undertaken to fill the Tank in, if the Municipality will transfer it to them gratis. The matter is now before the Corporation, and it is hoped that they will accept a suggestion that the work should be done by the Trust and any profits from the sale of the filled in site shared equally by the Trust and the Municipality.

Item vii.—Government having asked the Trust to give up their reclamation rights in Back Bay to Government 9 years before the rights expire, in order that Government may carry out a reclamation scheme themselves, the Trust have represented that they are entitled to compensation for the surrender of these rights, but are ready to co-operate with Government in the scheme contemplated. Government's final decision is now awaited.

Item viii.—The Bombay Town Planning Bill was the subject of several long debates, and the Trust ultimately recommended that the application of the Bill to Bombay should be deferred till various important details of the provisions of the Bill had been worked out. Trustees' Resolution No. 53 of 15th March 1910, embodying the Trust's final letter to Government will be found in Appendix **M (10)**.

Item ix.—In consequence of various complaints of the unnecessary irksomeness and rigour of some of the Trust's building regulations, a special committee was appointed to revise these regulations and the terms of the Trust's agreements and leases. They have held many meetings, and their labours are nowhere near an end as yet; but various suggestions they have made are being acted on to the advantage of the Trust's dealings with the public.

Item x.—The much debated question whether it would be to the advantage of the City and the Trust for the latter to employ their own Architect was referred to a special committee in 1909-10, and since the close of the year the Trust have accepted the Committee's recommendation that an Architect should be experimentally appointed for 3 years.

Good Work of the Staff.

33. The Board are glad to place on record their high appreciation of the good work done by their staff in all departments in 1909-10. A great deal of extra work had to be done and was well and cheerfully done, especially in the Accounts Department, outside office hours in connection with the analysis of the Trust's accounts for the past 11 years which the Chairman's investigation of the Trust's finances entailed. In all Departments a thorough overhauling of records and methods of procedure has been started with a view to making all important information about the Trust easily obtainable, and it is hoped that all this extra work will bear good fruit in the shape of a reduction of work in the future.

34. Appended to this Report are 3 maps. No. 1 is the usual map of the Island showing the Trust's Estates and Schemes. This year the new features are the "red route" and the "blue route." These are introduced in connection with the discussions on Government proposals for the development of Bombay, with marginal tables to show the length and average breadth of the different sections of the routes as they exist now. The red route is that of the proposed "Eastern Avenue" and the blue route is that of the proposed substitute for the original proposed "Western Avenue" which will probably have to be abandoned on account of its heavy cost.

Maps Nos. 2 and 3 show the developments of Schemes III (Sandhurst Road) and VIII (Mandvi) referred to in para. 12 above.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

1st *November* 1910.

APPENDIX A.

CAPITAL ACCOUNT.

Note.—The figures are given in Round Lakhs of Rupees.

	1908-1909.		1909-1910.		
	In year.	To the end of year.	In year.	To the end of year.	
	Rs.	Rs.	Rs.	Rs.	
Receipts.					
Loan	30·0	315·0	85·0	400·0	
Discount or Premium ...	—1·1	—2·7	—3·6	— 6·3	
Sale Proceeds	1·5	8·8	1·5	10·3	
Appropriation from General Account.	—1·2	17·7	* 0·5	18·2	* This will be paid to the Municipality under S. 79 (3) (a) in 1910-11.
TOTAL ...	29·1	338·8	83·4	422·2	
Expenditure.					
I.—On Government and Municipal Property.†					† Including cost of Management and Establishment. Included in the last column are the cost of
					Land. Magt. Estt.
Schddule "C"	0·4	4·9	0·1	5·0	... 0·6 0·4
" "D"	0·2	7·7	*N.*	7·7	... 0·9 0·5
" "E"	...	4·3	*N.*	4·3	0·1 0·2 0·4
Police Accommodation Schemes.	2·3	7·2	0·9	8·1	1·3 0·3 0·8
TOTAL ...	2·9	24·1	1·0	25·1	1·4 2·0 2·1
II.—On the Trust's own acquired lands.					
Cost of Management ...	1·5	11·9	2·0	13·9	The 17·76 against item IV does not represent so much more Capital spent on the City in 1909-10. It merely represents the repayment to the General Account of the nett profits temporarily appropriated during the previous ten years to reduce capital borrowings. It has been paid to the Municipality and Government, and the half lakh here shown as appropriation from General Account in 1909-10 will be similarly paid away in 1910-11 (*vide* footnote on page 16). The effect of these payments is to eliminate the 4th item of receipts and the last of expenditure from this statement leaving total receipts at 82·9 in year and 404 to date and expenditure at 49·8 in year and 370·1 to date.
Cost of Establishment ...	2·2	14·4	2·4	16·8	
Acquisition of Land ...	41·8	234·9	39·7	274·6	
Chawls	2·5	18·0	3·2	21·2	
Roads	3·0	9·1	1·1	10·2	
Other Works	0·2	2·2	0·1	2·3	
TOTAL ...	51·3	290·5	48·5	339·0	
III.—Miscellaneous.					
Office Buildings	...	3·1	*N.*	3·1	
Other items	0·4	2·6	0·3	2·9	
TOTAL ...	0·4	5·7	0·3	6·0	
IV.—Disposal of Profits under Section 79 (3)	...	...	17·76	17·76	
TOTAL ...	...	...	17·76	17·76	
GRAND TOTAL ...	54·6	320·3	67·6	387·9	
Balance ...	—25·5	18·5	15·8	34·3	

N= negligible.

BOMBAY, 1*st November* 1910.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX **B** (1.)

ANALYSIS OF GENERAL ACCOUNT.

YEAR.	RECEIPTS.					EXPENDITURE.						
	Rents.	Municipal Contribution.	Interest on Investment	Miscellaneous.	Total.	Maintenance.	Municipal Rates and Taxes.	Interest and Sinking Fund.	Miscellaneous.	Total.	Balance appropriated to Capital.	
	Lakhs.	Lakhs.	Lakhs.	Lakhs.	Lakhs.	Lakhs.	Lakhs.	Lakhs.	Lakhs.	Lakhs.	Lakhs.	
1	2	3	4	5	6	7	8	9	10	11	12	
1898-99	1·9	...	...	...	1·9	0·1	...	...	...	0·1	1·8	Rent received in 1898-99 was mainly rent under Schedule F.
1899-1900 ...	0·7	...	0·8	...	1·5	0·2	0·2	...	...	0·4	1·1	
1900-01	0·9	4·75	1·65	...	7·3	0·3	0·2	2·2	...	2·7	4·6	
1901-02	1·2	4·8	1·47	0·03	7·5	0·4	0·2	2·5	...	3·1	4·4	
1902-03	1·4	5·0	3·5	...	9·9	0·4	0·2	4·1	...	4·7	5·2	
1903-04	2·6	3·5	2·3	...	8·4	0·4	0·4	5·7	0·1	6·6	1·8	
1904-05	5·8	2·0	2·7	...	10·5	0·7	0·9	8·1	0·1	9·8	0·7	
1905-06	9·7	2·5	1·9	...	14·1	1·43	1·3	10·05	0·1	12·9	1·2	
											—20·8	
1906-07	8·5	3·0	2·1	0·1	13·7	1·9	1·1	11·2	0·1	14·3	—0·6	
1907-08	8·1	3·6	2·4	0·1	14·2	2·2	1·0	12·1	0·1	15·4	—1·2	
1908-09	9·4	4·5	1·1	0·1	15·2	2·5	0·84	13·0	0·14	16·5	—1·3	
											—3·1	
											17·7	
1909-10	11·4	7·8	1·5	0·2	20·9	*3·3	1·0	16·0	0·1	20·4	0·5	*Includes interest paid to Government Rs. 65,350, and the Municipality Rs. 41,241, under Section 68 (1) of the Act.
Total to end of 1909-10.	61·6	41·4	21·4	0·5	125·1	13·8	7·3	84·9	0·7	106·9	18·2	

Out of the 61·6 rents no less than 41·2 or 67 per cent. was from temporary occupation. Of the 18·2 surplus 16·7 was paid to Municipality and 1 to Government and the balance 0·5 is now to be paid to Municipality under Section 79 (3) (*c*).

Of the 41·4 Municipal contribution 16·7 was refunded and ·5 *is to be refunded in 1910-11 so that the nett Municipal contribution after deducting taxes is 16·2 lakhs in the 12 years. Government contribution (profits from Schedule O Land) after deduction of the 1 lakh refunded to them as their share of profits is 19·1 lakhs in the 12 years.

* *Vide* footnote at p. 18.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

BOMBAY, 1*st November* 1910.

APPENDIX **B (2)**

Showing from Appendix B-1 how the burden of Interest and Sinking Fund Charges on Trust's borrowings has been shared by Government, the Municipality and the Trust.

(*For explanation of the method followed, vide annual report for* 1908-09, *pp.* 25 *to* 29.)

Figures in Lakhs.

Sources of Revenue.	Rents.	Maintenance.	Taxes.	Profit from Land, Columns 2, 3 and 4.	Profit from Cash Transactions.	Total Interest and Sinking Fund Charges.	Net Profit in General Account distributed between Government and Municipality.	Distribution of Interest and Sinking Fund Charges.			Percentage of Interest and Sinking Fund Charges.
								Profit from Land.	Cash Profit.	Total.	
1	2	3	4	5	6	7	8	9	10	11	12
Government	15·5	4·4	0·7	10·4	.....	.....	1·0	9·4	.....	9·4	11·0
Municipality...	1·4	1·5	0·43	—0·53	41·4	.....	* 17·23	—0·53	24·17	23·64	27·9
Trust	44·7	7·9	6·17	30·63	21·2	.....	.....	30·63	21·2	51·83	61·1
Total ...	61·6	13·8	7·3	40·5	62·6	84·87	18·23	39·5	45·37	84·87	100·
If the Municipality had levied no taxes from the Trust the figures would have been as follows :—											
Government	15·5	4·4	.....	11·1	.....	.....	1·0	10·1	.....	10·1	11·9
Municipality	1·4	1·5	.....	—0·1	41·4	.....	* 24·53	— 0·1	16·87	16·77	19·7
Trust	44·7	7·9	.....	36·8	21·2	.....	.....	36·8	21·2	58·0	68·4
Total ...	61·6	13·8	.....	47·8	62·6	84·87	25·53	46·8	38·07	84·87	100·

* *Vide* footnote at p. 16.

BOMBAY, 1*st November* 1910.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX B (3.)

Comparison of amounts contributed towards Trust's Interest and Sinking Fund Charges up to end of 1909-10 by Government and Municipality with Capital borrowed by Trust up to end of 1909-10 for expenditure on Government and Municipal lands vested in the Trust.

000 Omitted.

ITEM.	CAPITAL BORROWED.			Government and Municipality's contribution to Interest and Sinking Fund Charges to end of 1909-10 as per Appendix B-2, Col. 11.
	For Works.	For paying off General Account deficits.	Total.	
1	2	3	4	5
	Rs.	Rs.	Rs.	Rs.
Government Lands. Schedule C Lands ...	4,90	...	4,90	.....
Government Lands. ,, E ,, ...	4,37	75	5,12	.....
Government Lands. Police Accommodation Schemes	8,78	1,10	9,88	.....
Total ...	18,05	1,85	19,90	10,10
Municipal Lands—Schedule D ...	7,69	3,72	11,41	16,77
Grand Total ...	25,74	5,57	31,31	26,87

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

BOMBAY, 1st *November* 1910.

APPENDIX **B (4.)**

(Referred to in para. 32 (iii) of Report.)

STATEMENT comparing the Municipal Contributions to the Trust with 2 per cent. on City Assessments.

000 omitted.

YEAR.	Rateable Value chargeable with 2% under Section 72.	2% thereon.	Rateable Value chargeable with General Tax.	Percentage Rate of General Tax.	General Tax realisable for each year.	General Tax Receipts in each year.	Payment to Trust under Section 72.	Balance of General Tax after such payment.	REMARKS.
1	2	3	4	5	6	7	8	9	10
									Points for Notice :—
1895-96 ...	2,32,73	465·46	2,32,62	8½	21,63	18,77	...	...	In 10 years ending 1909-10 Rateable Value increased from 252 to 424 lakhs, *i.e.*, by 172 lakhs or nearly 70 per cent. at average rate of 17 lakhs per annum.
1896-97 ...	2,38,55	477·10	2,38,29	8½	22,14	18,55	...	...	
1897-98 ...	2,43,11	486·21	2,42,90	8½	22,56	20,56	...	...	In 5 years ending 1909-10 Rateable Value increased from 300 to 424 lakhs, *i.e.*, by 124 lakhs or nearly 42 per cent. at average rate of 25 lakhs per annum.
1898-99 ...	2,46,33	492·66	2,46,05	9½	25,54	22,24	...	...	
1899-1900...	2,52,22	504·44	2,51,93	12½	34,35	29,95	...	...	The full 2 per cent. (Section 72) would have given Trust 57 lakhs. The Trust actually got only 17 lakhs at an average rate of Rs. 1,87,000 per annum, whereas the full 2 per cent. would have yielded an average of Rs. 6,32,000 per annum.
Total ...	12,12,94	24,25·87	12,11,89		1,26,22	1,10,07	...	...	
1900-01 ...	2,59,32	518·64	2,59,00	12½	35,31	30,16	4,75	25,41	Municipality's actual receipts for general tax in 1900-9 fell short of full tax realizable by 26 lakhs or about 2·8 lakhs per annum.
1901-02 ...	2,62,73	525·46	2,63,58	10½	30,07	27,00	4,81	22,19	
1902-03 ...	2,69,74	539·48	2,70,60	10½	30,15	27,11	5,00	22,11	Out of these receipts the Trust got 17 lakhs while Municipality got 252 lakhs, *i.e.*, 235 during the period and 17 refunded by Trust in 1909-10.
1903-04 ...	2,92,84	585·68	2,93,02	10½	32,57	29,03	3,50	25,53	
1904-05 ...	2,99,83	599·66	3,00,83	10½	33,48	31,78	2,00	29,78	This 235 lakhs gave the Municipality in 1900-9 an average income of 26 lakhs per annum which is 4 lakhs per annum more than the average of the preceding 5 years.
1905-06 ...	3,25,12	650·24	3,26,12	9	30,95	28,74	2,50	26,24	
1906-07 ...	3,53,23	706·46	3,54,23	9	33,59	30,87	3,00	27,87	For the 5 years 1900-5 the average rate of general tax was 11; for the five years 1905-10 it has been 9; for 1910-11 it is 10⅜.
1907-08 ...	3,78,76	737·52	3,79,76	8⅞	33,39	31,14	3,56	27,58	
1908-09 ...	4,01,43	802·86	4,02,33	8⅞	35,34	32,95	4,50	28,45	When 2 per cent. was fixed for Municipal contribution to Trust it was thought that Municipality would be giving up from ⅓th to ¼th of its General Tax receipts every year. The full 2 per cent. was just over 21 per cent. of the actual receipts in 1900-9, but the Municipality gave up to the Trust only 6·3 per cent. of actual receipts.
Total ...	28,43,00	56,86·00	28,50,07	...	2,94·85	2,68,78	33,62	2,35,16	
				Adjustment for refund under S. 79.			— 16,76	+ 16,76	
				Net shares in General Tax receipts.			16,86	2,51,92	or an average of 28,00 per annum as Municipality's share against Trust's share averaging 1,88 per annum.
1909-10 ...	4,24,39	8,48·78	4,25,20	9½	42,29	39,69	7,80	...	
		65,34·78					24,66		*i.e.*, 40,69 less than the full 2 per cent.

BOMBAY, 1st *November* 1910.

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

APPENDIX **C.**

(Referred to in para. 15 of Report.)

Analysis of Trust's Loan Transactions to end of 1909-10.

Loan of	Date of Issue.	Description of Loans (all for 60 years at 4 per cent.)	Average Rate of Issue.	Face Value of Debentures.	Premium + or Discount—	Nett Receipts.	½ yearly interest payable.	Sinking Fund.					
								Basis.	Amounts payable ½ yearly.	Total Amount paid to date.	Interest accrued to date.	Total S. Fund including interest.	Nominal Value of Investment up to date in 4 per cent. Stock.
	2	3	4	5	6	7	8	9	10	11	12	13	14
			Rs. a. p.	Rs.	Rs.	Rs.	Rs.		Rs.	Rs.	Rs.	Rs.	Rs.
1899	1st November 1899...	Improvement Trust Coupon Debentures	96 0 0	50,00,000	— 2,00,000	48,00,000	1,00,000	4%	10,564	2,06,096	47,890	2,53,986	2,58,000
1901	5th September 1901...	Improvement Trust Debentures.	95 4 0	30,00,000	— 1,42,394	28,57,606	60,000	,,	6,380	1,00,480	17,112	1,17,592	1,19,000
1902	15th July 1902 ...	Do.	98 2 9·6	30,00,000	— 56,150	29,43,850	60,000	,,	6,380	87,920	12,320	1,00,240	1,01,000
1903	20th August 1903 ...	Do.	100 4 0	60,00,000	+ 14,992	60,14,992	1,20,000	,,	12,760	1,50,720	17,333	1,68,053	1,68,500
1904	7th September 1904...	Do.	102 5 9·488	50,00,000	+ 1,18,083	51,18,083	1,00,000	,,	10,493	1,03,665	9,467	1,13,132	1,13,500
1905	12th ,, 1905...	Do.	103 10 2·75	30,00,000	+ 1,09,179	31,09,179	60,000	,,	6,380	50,240	3,579	53,819	54,500
1906	2nd October 1906 ...	Do.	100 15 9	20,00,000	+ 19,688	20,19,688	40,000	3%	6,148	36,777	1,835	38,612	39,500
1907	24th September 1907.	Do.	98 4 1·671	15,00,000	— 26,119	14,73,881	30,000	,,	4,610	18,488	556	19,295	19,500
1908	9th ,, 1908...	Do.	98 4 6·914	30,00,000	— 1,11,250	28,88,750	60,000	,,	9,219	18,439	174	18,613	19,000
1909	1st July 1909 ...	Improvement Trust Coupon Debentures.	£93 15 0	£ 6,66,000 or Rs. 84,99,000	— £24,081 or —Rs. 3,61,215	£642,519 or Rs. 81,37,793	£11,332 or Rs. 1,69,980	,,	35,654	25,654	.....	25,654	26,000
			98 6 7·1	3,99,99,000	— 6,35,186	3,93,63,822	7,99,980		28,088	7,98,439	1,10,266	9,08,696	9,18,500

BOMBAY, 1*st November* 1910.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX D(1).

Trust's Estates on Government Land (Schedule C and Schedule E) as at close of 1909-10.

Serial No.	NAME OF PLOT.	Area in thousands of sq. yds.	Schedule value in thousands of Rupees.	DEVELOPED LAND. Leased Plots. No.	Area in thousands of sq. yds.	Capital value in thousands of Rupees.	Rental in thousands of Rupees.	Unleased Plots. No.	Area in thousands of sq. yds.	Capital value in thousands of Rupees.	Rental in thousands of Rupees.	Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	UNDEVELOPED PORTION. Area in thousands of sq. yds.	Schedule value in thousands of Rupees.	REMARKS.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
	Schedule C Land.															
1	Flats	1,437	...	...	...	...	...	...	...	...	...	...	...	*1,437	...	* Out of this, 150·453 acres have been leased to the W. I. T. Club at Rs. 7,500 per annum on sufferance lease.
2	Kennedy Sea Face ...	4	...	...	...	...	...	..	...	...	...	...	...	4	...	Leased to the Swimming Bath 4,000 sq. yds. at Rs. 10 per annum.
		414	...	...	...	...	...	...	...	...	...	...	...	414	...	Constant source of expense. May not be built upon without Government sanction.
3	Cooperage	59	586	...	...	...	...	...	...	...	...	59	...	...	...	Appropriated as permanent open space under section 60 (4).
4	Secretariat Plot ...	18	...	...	...	...	...	...	...	...	...	...	...	18	...	Resumed from 5th October 1910.
5	Marine Lines	88	1206	20	33	620	25·1	...	...	...	...	88	...	...	...	Area in col. 13 appropriated as permanent open space under section 60 (4).
		33														
6	Wellington Lines ...	44	271	16	32	856	24·6	...	...	...	...	12	...	...	...	Area in col. 13 is that of Central Garden.
7	Wodehouse Road ...	41	370	18	40	823	32·9	...	...	...	...	...	1	...	...	
8	Plot South of Old Town Barracks.	2	65	...	...	...	...	...	...	...	...	...	...	2	65	Temporary rent of Rs. 1,950 per annum got from Military Department.
9	Hornby Road	57	1272	37	45	1778·9	60·3	...	...	...	...	...	* 12	...	...	* Excluding 8,033 sq. yds. of road handed over to the Municipality.
10	Plot South of Crawford Market (Hornby Road).	9	166	1	7·5	322	12·9	...	...	...	...	...	1·5	...	...	
11	Dispensary Plot (Hornby Road).	2	34	1	2	40	1·6	...	...	...	...	...	...	...	...	Acquired by Government for Railway purposes on 8th April 1910.

APPENDIX D(1)

Trust's Estates on Government Land (Schedule C and Schedule E) as at close of 1909-10.

Serial No.	NAME OF PLOT.	Area in thousands of sq. yds.	Schedule value in thousands of Rupees.	DEVELOPED LAND. Leased Plots. No.	Area in thousands of sq. yds.	Capital value in thousands of Rupees.	Rental in thousands of Rupees.	Unleased Plots. No.	Area in thousands of sq. yds.	Capital value in thousands of Rupees.	Rental in thousands of Rupees.	Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	UNDEVELOPED PORTION. Area in thousands of sq. yds.	Schedule value in thousands of Rupees.	REMARKS.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
12	Plot North of Municipal Offices (Hornby Road).	7	198	1	7	232	4·8	...	...	...	...	...	...	...	...	
13	West Chaupati Estate including the Hill slope.	77 / 53	770	9	12	262	11·8	25	43	728	32·8	2·1	*19·6	53	...	* On actual measurement Chaupati Estate is found to be 5,453 sq. yds. less than shown in Schedule C.
	Old Distillery Plot ...	7	71	1	1	12	0·5	4	5	108	4·8	...	1	...	...	Hill slope.
14	Parel Estate	330	991	...	...	...	...	...	...	...	...	...	...	330	991	
	Total	2682	6000	104	179·5	4945·9	174·5	29	48	836	37·6	161·1	35·1	2258	1056	
Plot held from Government on terms similar to those of Schedule C Lands.	Site of Admiral's Bungalow (Marine Lines).	8	103	1	8·3	258	10·3	...	...	...	...	...	...	...	...	Handed over to the B. B. & C. I. Ry. on 1st June 1909.
	East Chaupati Estate.	4	32·9	1	·2	10·8	0·5	3	3·8	81·1	3·6	...	...	...	...	Small area agreed to be transferred to Municipality for a night-soil depôt.
	Total ...	12	135·9	2	8·5	268·8	10·8	3	3·8	81·1	3·6	...	...	...	...	
	Schedule E Land. Colaba Reclamation ...	94	...	31	48	2203	99·1	4	6	151	6·8	*14	26	...	...	* Revetement.
	Grand Total ...	2788	6135·9	137	236	7417·7	284·4	36	57·8	1068·1	48	176·1	61·1	2258	1056	

BOMBAY, 1st *November* 1910.

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

APPENDIX D (2).

Trust's Estates on Municipal Land (Schedule D) as at close of 1909-10.

Serial No.	NAME OF ESTATE.	Area in thousands of sq. yds.	Schedule value in thousands of Rupees.	Developed Land.											Undeveloped Land.		Remarks.
				Leased Plots.				Unleased Plots.				Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passage in thousands of sq. yds.	Area in thousands of sq. yds.	Schedule value in thousands of Rupees.	
				No.	Area in thousands of sq. yds.	Capital value in thousands of Rupees.	Rental in thousands of Rs.	No.	Area in thousands of sq. yds.	Capital value in thousands of Rupees.	Rental in thousands of Rupees.						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
1	Connaught Road Estate	32·3	170	13	10·2	86	3·5	3	2	16·2	0·6	...	2·7	1·4	* 16	78·8	* Being 13 plots occupied by the Municipality for the Maratha Hospital.
2	Agripada Estate ...	†407·2	1266	52	53·6	442·6	17·7	65	104	838·4	53·5	29·7	32·6	8	100	352	† Including area of Trust Stores—2,500 sq. yds. not included in any other column.
				C. 5	26·8	200·1	8										
3	Matunga Lands ...	292	348	...	...	...	...	...	...	...	...	...	...	...	292	348	
		731·5	1784	65	63·8	528·6	21·2	68	106	854·6	34·1	29·7	35·3	9·4	408	778·8	
	Total ...			C. 5	26·8	200·1	8										

C.—Trust's Chawls.

BOMBAY, 1st *November* 1910.

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

APPENDIX D (3).

Trust's Permanent Estates on their own land as at close of 1909-10.

Serial Number of Scheme.	Name of Scheme.	Land acquired up to 31st March 1910 as per Appendix F.		Developed Land.											Undeveloped Land.		Total of Columns 6, 10, 13, 14, 15 & 16.	Explanation of difference between Columns 3 & 18.
				Leased Plots.				Unleased Plots.										
		Area in thousands of sq. yds.	Awards in thousands of rupees.	No.	Area in thousands of sq. yds.	Capitalized value in thousands of rupees.	Rental in thousands of rupees.	No.	Area in thousands of sq. yds.	Capitalized value in thousands of rupees.	Rental in thousands of rupees.	Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service Passages in thousands of sq. yds.	Area acquired in thousands of sq. yds.	Proportionate cost of acquisition in thousands of rupees.		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
I	First Nagpada ...	72·6 14	1534	55 C. 2	39·5 4·3	710·5 26	32 1·2	3	1·4	19	·86	2·3	15	4	1·0	33·8	68·0	P. A. site transferred to Government, *vide* Appendix H.
II	Princess Street ...	115	6049	62 C. 2	30·4 9·7	4162·2 145·5	187 3 6·6	43	26·7	3457·6	155·5	...	43·3	4	4·3	237	118	Sanad lands handed over to Trust but not yet formally acquired through Collector.
III	Sandhurst Road ...	241	7966	17 C. 2	14·4 14·4	804·3 194·5	35·7 8·7	134	105·8	4932	222	2·3	75·1	...	26·5	...	239	4 plots (2,401 sq. yds.) sold outright, not leased.
IV	Gamdevi	175	1214	12	11·8	271	12·2	89	94	1922	86·5	9·7	55	6	...	...	177	About 2,000 square yards gained in exchange negotiations with Parsi Panchayet and G. T. charities.
V	Dadar-Matunga ...	886	1084	...	...	...	...	...	...	...	...	...	...	...	886	1,084	886	
VI	Sion-Matunga ..	772	759	...	...	...	...	...	...	...	...	...	...	...	772	759	772	
VIII	Mandvi-Kolliwada...	26·1	1965	4 C. 1	2 4	189·5 205	9·5 13·8	31	14·9	1350	60·75	...	14	1	...	...	35·9	Old Municipal roads taken over under section 41 in addition to land shown in col. 3 about 7,000 sq. yds., also included in plots in columns 6 and 10 are areas of
IX	Sankli Street ...	0·3	17	1	·02	1·2	·05	...	...	...	...	...	...	...	...	...	·02	
XIII	Souter Street ...	7·5	21	...	...	...	...	...	...	...	...	...	...	...	7·5	21	7·5	
XXVII	Mathew Road ...	47·7	1089	5	17·9	542·4	24·4	11	12·3	403·5	18·3	...	16·2	1·3	...	...	47·7	
XXIX	Nowroji Hill ...	100	4180	...	...	...	...	...	...	...	...	...	...	...	100	4180	100	Old Municipal roads acquired
XXXI	Parel	102	865	...	...	...	...	...	...	...	...	...	...	...	102	865	102	through Collector on 4th April
XXXIII	Bhatwadi ...	5·8	220	...	...	...	...	...	...	...	...	...	...	...	5·8	220	5·8	1910, 3,700 sq. yds.
	Total ...	2550	26963	156 C. 7	116·02 32·4	6681·1 671·8	300·15 30·2	311	255·1	12084·1	543·91	14·8	218·6	16.3	1905·7	7399·8	2559·52	
		...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	...	

C=Trust's chawls.

BOMBAY, 1*st November* 1910.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX D (4).

Summary.

NAME.	LAND.		DEVELOPED LAND.												UNDEVELOPED LAND.	
			LEASED PLOTS.				UNLEASED PLOTS.									
	Area in thousands of sq. yds.	Cost of acquisition in thousands of rupees.	Number.	Area in thousands of sq. yds.	Capitalised value in thousands of rupees.	Rental in thousands of rupees.	Number.	Area in thousands of sq. yds.	Capitalised value in thousands of rupees.	Rental in thousands of rupees.	Open spaces in thousands of sq. yds.	Roads in thousands of sq. yds.	Service passages in thousands of sq. yds.	Total area of developed land in sq. yds.	Area in thousands of sq. yds.	Cost of acquisition in thousands of rupees.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1. Trust's estates on Government land (Schedules C and E).	2788	6135·9	137	236	7417·7	284·4	36	57·8	1068·1	48	175·1	61·1	...	530	2258	1056
2. Trust's estates on Municipal land (Schedule D).	731·5	1784	65 **C 5**	63·8 **26·8**	528·6 **200·1**	21·2 **8**	68	106	854·6	34·1	29·7	85·3	9·4	294·2 **26·8**	408	762
3. Trust's estates on their own land.	2550	26963	156 **C 7**	116·02 **32·4**	6681·1 **671·8**	300·15 **30·2**	311	255·1	12084·1	543·91	14·8	218·6	16·3	620·82 **32·4**	1905·7	7399·8
Total ...	6069·5	34882·9	358 **C 12**	415·82 **59·2**	14627·4 **871·9**	605·75 **38·2**	415	418·9	14006·8	626·01	219·6	365	25·7	1445·02 **59·2**	4571·7	* 9217·8

BOMBAY, 1*st November* 1910.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX D (5).

(Referred to in Para. 12 of Report.)

Note on Government lands vested in the Trust.

1. The Government lands originally vested in the Trust were of two classes, *viz* :—

(*i*) land which the Trust were free to develop into building estates forthwith and

(*ii*) land which the Trust could develop into building estates either not at all (*e.g.*, the Flats), or only with the previous sanction of Government.

2. Lands of the former class were valued in Schedule C, and the aggregate value formed the Board's Capital debt to Government, while on the other lands no value was set in the Schedule, and so for the time being the Trust incurred no debt in respect of them.

3. It was, however, provided that when any of these latter lands were actually appropriated for building purposes their value should be added to the Capital debt on which 3 per cent. interest was payable by the Trust under Section 68, while the value of any that might be definitely appropriated as permanent open spaces should, on such appropriation, be added to the Capital debt, but should be exempt from interest. The value of these open spaces was to be gradually paid to Government out of the Trust's profits under Section 79 (3) (*b*) (*ii*).

4. There are now therefore three classes of Government lands vested in the Trust under Schedule C, *viz* :—

Class A.—Those in respect of which the Trust have a Capital debt subject to interest.

Class B.—Those in respect of which the Trust have a Capital debt exempt from interest.

Class C.—Those in respect of which the Trust have no Capital debt.

5. The gradual change in these classes from year to year is traced out in the statement at pages 32-37 of the Report for the year 1908-09, which has, however, to be amended from 1907-08 onwards owing to a deduction from Capital debt made in 1909-10 in respect of roads on the Hornby Road Estate taking effect as from 1st April 1908. The effect of this amendment is shown in the appended statements, which also give figures for the year 1909-10. The effect of resumption from Class A has been to deprive the Trust of their chance of making profits from development. The effect of transfer from Class C to Class A is to add to the Trust's chances of making profits from development. The effect of transfer from Class C to Class B is to saddle the Trust with a new debt in addition to the annual cost of maintenance, which, in both Class B and Class C, is far below the revenue from the lands in question. The effect of appropriation of land in Class A for streets is to reduce the Trust's debt by the value of the land in view of the fact that they can get no return from it.

6. The net result of these changes is that (1) the area which the Trust is (nominally)* free to develop into building estates (Class A) has been reduced from 7·9 lakhs square yards to 5·9 lakhs square yards,

* But see notes in Col. 17 of Appendix D (1) as to practical restrictions on development.

and its value from Rs. 72·6 lakhs to Rs. 41·3 lakhs, (2) an addition of Rs. 14·6 lakhs has been made to the Board's debt in respect of areas (the Cooperage and Marine Lines Maidan) aggregating 1½ lakhs square yards, which are to be kept as permanent open spaces, and (3) the area which the Board has to maintain as open spaces for the time being has been reduced from 22·8 lakhs square yards to 19·2 lakhs square yards.

7. The 3 per cent. interest due to Government for 1909-10 under Section 68 amounts to Rs. 1,09,742, which is about 77 % of the total nett revenue, Rs. 1,42,291 derived from these Schedule C lands in that year, outside Interest and Sinking Fund charges (Rs. 22,402) on borrowed Capital sunk in the Estates leaving the nett profits of the year after paying all Interest and Sinking Fund charges at Rs. 10,147 only.

J. P. ORR, *Chairman,*

BOMBAY, 1*st November* 1910. *City of Bombay Improvement Trust.*

Statement **A** *showing gradual reduction of*

Referred to in para. 5 of

Year.	Class.	Plots resumed.			Reasons for resumption.
		Name.	Area.	Value.	
1	2	3	4	5	6
			Sq. yds.	Rs.	
		As at end of 1906-07, *vide* Annual Report for 1908-09.	356,241	15,24,587	.....
1907-08 ...	A	Hornby Road	425	18,579	Road Alignment... ... ...
,, ...	,,	Do.	3,912	87,055	Presidency Executive Engineer's Store Shed.
,, ...	B	.....	.....	.....	.....
,, ...	C	.....	.....	.....	.....
1908-09 ...	A	Wodehouse Road	6,578	76,302	Police Accommodation ... ...
,, ...	B	.....	.....	.....	.....
,, ...	C	.....	.....	.....	.....
1909-10 ...	A	.....	.....	.....	.....
,, ...	B	.....	.....	.....	.....
,, ...	C	.....	.....	.....	.....
		Carried over ...	367,156	17,06,523	

Government grant of land to the Trust.

Appendix D-5.

Appropriations for Streets.			Estate as at the end of the year.		Remarks.
Plot.	Area.	Value.	Area.	Value.	
7	8	9	10	11	12
	Sq. yds.	Rs.	Sq. yds.	Rs.	
			609,583	45,79,639	A.
.....	33,428	2,98,806	146,347	14,63,470	B.
			1,897,599	.....	C.
		Total ...	2,653,529	60,43,109	
Hornby Road ...	*19,706	3,94,129	585,540	40,79,885	* This deduction has been allowed to take effect as from 1st April 1908, *vide* Government Resolution No. 2496 of 26th May 1910, General Department. Hence necessity of altering figures given in Annual Report for 1908-09 for 1907-08 and 1908-09.
.....	.....	.....	146,347	14,63,470	
.....	.....	.....	1,897,599	.....	
		Total...	2,629,486	55,43,355	
.....	.....	.....	578,962	40,03,583	
.....	.....	.....	146,347	14,63,470	
.....	.....	.....	1,897,599	.....	
		Total ...	2,622,908	54,67,053	
.....	.....	.....	578,287	39,90,083	675 square yards valued at Rs. 13,500 deducted on account of shortage in area of the Crawford Market Plot found on actual measurement, schedule area = 9,569 square yards, actual area = 8,894 square yards.
.....	.....	.....	146,347	14,63,470	Addition of 22,648 square yards being area of plot C on the Flats due to the discovery that the area of this plot was not included in the total area of the Flats entered on the original deposited plan.
.....	.....	.....	1,920,247	.....	
Carried over...	53,134	†6,92,926	2,644,881	54,58,553	† *Government* have given up gratis for roads land valued in the Schedule at nearly Rs. 7 lakhs.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

BOMBAY, 1*st November* 1910.

STATEMENT **B.**

Comparison of Original Grant of Land from Government to Trust with Grant as it stood at the end of 1909-10.

Class.	Grant.				Remarks.
	Original.		At end of 1909-10.		
	Area.	Schedule Value.	Area.	Schedule Value.	
1	2	3	4	5	6
	Sq. yds.	Rs.	Sq. yds.	Rs.	
A.—Land appropriated for development into *Building sites*.	787,198	72,60,992	573,287	39,30,083	For explanation of the classification A, B, C, *vide* p. 35.
B—Land permanantly appropriated as *Open space*.	.....	.....	146,347	14,63,470	
C—Other land not available for development into Building Estate.	2,279,485	.....	1,920,247	.....	
Total ...	3,066,683	72,60,992	2,644,881	54,53,553	
Add—Areas held from Government on terms similar to those of Schedule C.	(As originally made over)				
1. Admiralty site at Marine Lines.	8,258	1,03,225	8,258	1,03,225	
2. Land at Chaupati Level Crossing. Areas since resumed for Railway purposes— Original sq. yds. 7,455 — Resumed. sq. yds. (190+3,977)= Balance 3,288 sq. yds.	7,455	.....	3,288	32,880	This area was before the end of 1909-10 advertised for lease for building purposes and is therefore classed "A" instead of "C" as hitherto no Schedule value has yet been given to it, but the Trust have asked Government to adopt the value of Rs. 32,880.
Total ...	15,713	1,03,225	11,546	1,36,105	This brings class "A" up to 583,833 sq. yds. with Schedule value = Rs. 41,26,188.
Grant total at end of 1909-10 ...	3,082,396	73,64,217	2,656,427	55,89,658	

J. P. ORR, *Chairman*,
City of Bombay Improvemnet Trust.

Bombay, 1*st November* 1910.

Statement C showing the balance on hand (Plot by Plot) of Schedule C Areas and Values as on 31st March 1910.

Item No.	NAME OF ESTATE.	As per Schedule C.		As on 31st March 1910.		3 % Interest on Col. 6 (excluding non-interest-bearing debt).	REMARKS.
		Area.	Value.	Area.	Value.		
1	2	3	4	5	6	7	8
		Sq. yd.	Rs.	Sq. yd.	Rs.	Rs. a. p.	
1	Flats—						
	As originally shown on Deposited Plan 17,01,251 square yards ... ... Plus area of plot C omitted from Deposited plan 22,648 square yards ...	1,723,899	...	1,436,500	...	.....	
2	Kennedy Sea Face—						
	Building land	...	...	4,444	250	7 8 0	Interest not yet chargeable under Section 68 (3).
	Land not appropriated for building ...	419,033	...	413,566	...	.....	
3	Cooperage	66,178	...	58,596 (open space)	5,85,960	.....	Appropriated as permanent open space on 28th November 1899, *vide* Government Resolution, General Department, No. 5442, dated 28th November 1899. Non-interest bearing debt under Section 68 (2). Value to be gradually paid off out of profits under Section 79.
4	Secretariat Plot	17,700	...	17,595	...	.....	This is to be resumed by Government on 5th October 1910.
5	Marine Lines—						
	Open space	122,163	12,21,630	87,751	8,77,510	.....	Appropriated as permanent open space on 8th October 1901, *vide* Government Resolution, General Department, No. 5762, dated 8th October 1901. Non-interest-bearing debt under Section 68 (2). Value to be gradually paid off out of profits under Section 79.
	Building Estate	...	...	32,870	3,28,700	9,861 0 0	Interest not yet chargeable under Section 68 (3).
6	Wellington Lines—						
	Chargeable with interest	42,394	4,23,940	34,025	2,67,949	8,038 7 7	Out of 1,930 square yards from Cooperage transferred to Wellington Lines under Government Resolution No. 4397, dated 5th October 1899, only an area of 907 square yards (Value Rs. 9,070) now forms part of Wellington Lines; the remainder (1,023 square yards) forms part of the area resumed for the Admiral's House. This area of 907 square yards is not yet chargeable with interest under Section 68 (3).
	Not chargeable with interest under Section 68 (3).	...	...	307	3,070	92 1 7	
	Total ...	...	...	34,332	2,71,019	8,130 9 2	
7	Wodehouse Road	55,625	5,56,250	41,429	3,70,123	11,103 11 1	
8	Cotton Green	13,105	1,31,050	...	...	.....	Resumed on 3rd February 1904. Credit given on resumption for Board's expenditure on Fire Service Rs. 8,145.
9	Saluting Battery Plot	5,600	2,80,000	...	...	.....	Resumed on 19th May 1903. Credit given on resumption for Board's expenditure on a well Rs. 7,525.

Statement C showing the balance on hand (Plot by Plot) of Schedule C Areas and Values as on 31st March 1910.

Item No.	NAME OF ESTATE.	As per Schedule C.		As on 31st March 1910.		3 % Interest on Col. 6 (excluding non-interest-bearing debt.)			REMARKS.
		Area.	Value.	Area.	Value.				
1	2	3	4	5	6	7			8
		Sq. yds.	Rs.	Rs.	Rs.	Rs.	a.	p.	
10	Crescent Site	31,957	7,98,925	...	...	.....			Resumed on 23rd September 1905.
11	Plot, South of Town Barracks	2,166	64,980	2,166	64,980	1,949	6	5	
12	Horaby Road	71,051	14,21,020	44,986	8,77,679	26,330	5	11	
13	Crawford Market Plot	9,569	1,91,380	7,627	1,52,540	4,576	3	2	
14	Dispensary Plot	1,642	33,840	1,642	33,840	1,015	3	2	Acquired by Government for Railway Company, on 8th April 1910. Collector awarded to the Trust Rs. 1,19,443-12-10 (vide Trustees' Resolution No. 65, dated 5th April 1910, and Government Resolution, Revenue Department, No. 2282, dated 29th March 1910), but the award is under reference to the High Court and Government have promised to give the Trust land of the value of the ultimate award instead of reducing the Capital Debt.
15	Plot North of Municipal Offices	6,600	1,98,000	6,600	1,98,000	5,940	0	0	
16	Chowpatti Estate—								
	Building Land	89,623	8,96,230	71,722	7,17,215	21,516	7	2	Area and schedule value to be reduced on account of deficiency of about 4,543 square yards in actual area below schedule area as ascertained on field survey made in 1909-10.
	Hill Slope	52,675	...	52,586	...	.....			
17	Police Lines Plot at Dadar	5,234	52,340	...	...	.....			Resumed by parts; lastly on 1st December 1903.
18	Parel Estate	330,469	9,91,407	330,469	9,91,407	29,742	3	4	15,321 square yards to be shortly resumed for a play ground for the Veterinary College: 90,000 square yards occupied by Government for Parel Laboratory.
	Total ...	3,066,683	72,60,992	2,644,881	54,69,223	1,20,172	9	5	
	Deduct the Credits as shown in Remarks Column against Items 8 and 9 and the 3 per cent. thereon	...	...	...	—15,670	—470	1	7	
	Nett Total ...	30,66,683	72,60,992	2,644,881	54,53,553	1,19,702	7	10	3 per cent. interest on interest-bearing Debt only.

Statement C showing the balance on hand (Plot by Plot) of Schedule C Areas and Values as on 31st March 1910.

Item No.	NAME OF ESTATE.	As per Schedule C.		As on 31st March 1910.		3 % Interest on Col. 6 (excluding non-interest-bearing debt.)	REMARKS.
		Area.	Value.	Area.	Value.		
1	2	3	4	5	6	7	8
		Sq. yds.	Rs.	Sq. yds.	Rs.	Rs. a. p.	
	Interest bearing. Interest chargeable on 31st March 1910			540,666	35,58,063	1,09,741 14 3	
	Interest bearing. Interest not yet chargeable under Section 68 (3)	787,198	72,60,992	37,621	3,32,020	9,960 9 7	*Vide* items 2, 5, 6.
	Interest bearing. Total ...			578,287	39,90,083	1,19,702 7 10	
	Non-interest-bearing	2,279,185	...	2,066,594	14,68,470	.....	*Vide* items 3 and 5.
	Total ...	3,066,683	72,60,992	2,644,881	54,58,553	1,19,702 7 10	
	Add—Areas held from Government on terms similar to those of Schedule C ...	(As originally made over.)					
1	Admiralty Site, Marine Lines	8,258	1,03,225	8,258	1,03,225	3,096 12 0	Interest not yet chargeable.
2	Land at Chawpatti Level-crossing ...	7,455	...	3,288	† 32,880	986 6 5	Interest not yet chargeable. † Value suggested by Trust yet to be determined by Government.
	Total ...	15,713	1,03,225	11,546	1,36,105	4,083 2 5	
	Grand Total ...	3,082,396	73,64,217	2,656,427	55,89,658	1,23,785 10 3	Interest ultimately payable on debt of Rs. (33,90,983 + 1,36,105) =41,26,588, excluding non-interest-bearing debt on Coupe Pago and Marine Lines Maidan of Rs. 14,68,470 which has to be gradually paid off out of profits under Section 79.

BOMBAY, 1*st November* 1910.

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

STATEMENT D.

SHOWING the balance on hand of Schedule D areas and value as on 31st March 1910.

Item No.	NAME OF ESTATE.	As per Schedule D.		As on 31st March 1910.		Interest at 3 per cent. on Col. 6.	REMARKS.
		Area.	Value.	Area.	Value.		
1	2	3	4	5	6	7	8
		Sq. yds.	Rs.	Sq. yds.	Rs.	Rs. a. p.	
1	Connaught Road	36,827	1,93,074	34,155*	1,78,861*	5,365 13 3	* Includes the area (15,752 sq. yds.) and value (Rs. 78,760) of the Maratha Hospital site which is still in the occupation of the Municipality.
2	Agripada	412,815	12,98,137	408,741	12,80,738	38,422 2 3	
3	Lands at Matunga	298,376	3,49,348	291,843	3,47,896	10,436 14 1	
	Total ...	748,018	18,40,559	734,739	18,07,495	54,224 13 7	Subject to deduction under Section 67 (2) and the foot-note to Schedule D on account of areas occupied by roads.

The gradual reductions of the grant up to the end of 1908-09 are shown on page 38 of the Annual Report for that year. The only reduction in 1909-10 was one of 1,466 sq. yds. of the Agripada Estate resumed by the Municipality for a Primary School House on 27th May 1909. The debt has not yet been reduced on this account, as the Collector has not yet determined the value of the Plot under Section 51.

BOMBAY, 1*st November* 1910.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX E.

Progress in Trust's Schemes.

SCHEME.		Area included in scheme in lakhs of sq. yds.	Work done in 1909-10.	Work yet to be done.	BORROWED CAPITAL IN THOUSANDS OF RUPEES:		REMARKS.
No.	Name.				Spent on works to end of 1909-10.	To be spent on further works.	
1	2	3	4	5	6	7	8
I	1st Nagpada	0·7	.....	One property to be acquired and demolished.	2,653	16	
II	Princess Street	1·3	.....	Government leasehold lands 615 sq. yds. to be acquired, a few service passages to be made up and the portion of the Scheme, East of Shaik Memon Street, to be developed.	7,181	686	
III	Sandhurst Road	2·6	Sandhurst Road between Duncan Road and Dongri Street completed except for paving footpaths and surfacing of portions between Duncan Road and Parel Road.	Paving of footpaths, road work from Dongri Street to Chinch Bunder Road and in garden areas. Acquisition and pavement and drainage of service passages and adding set-backs. 8 blocks of chawls and part of another to be completed.	9,546	1,332	
IV	Gamdevi	1·8	Filling completed	Paving of footpaths	2,037	103	
V	Dadar-Matunga... ...	16·1	308,669 sq. yds. acquired	All filling and road-making, 45 per cent. of acquisition work.	1,188	4,026	
VI	Sion-Matunga	19·8	463,119 sq. yds. do.	All filling and road-making, 56 per cent. of acquisition work.	836	5,671	
VII	Colaba Reclamation (Schedule E land).	0·8	Part of footpaths paved	Remainder of footpaths paving and laying out of garden, if sanctioned.	437	25	
		23·1		Carried over ...	23,878	11,859	

APPENDIX **E**—*contd.*

Progress in Trust's Schemes—contd.

SCHEME.		Area included in scheme in lakhs of sq. yds.	Work done in 1909-10.	Work yet to be done.	BORROWED CAPITAL IN THOUSANDS OF RUPEES.		REMARKS.
No.	Name.				Spent on works to end of 1909-10.	To be spent on further works.	
1	2	3	4	5	6	7	8
		43·1		Brought forward ...	23,878	11,859	
VIII	Mandvi-Koliwada... ..	0·4	Chawls almost completed	Completion of chawls, paving of footpaths.	2,439	46	
IX	Sankli Street	...	.....	Nil. ...	25	...	
X	Street Scheme on Plot South of Crawford Market.	...	.....	Scheme complete, but Municipality to be paid for certain land after amendment of the Act.	5	3	Schedule C land.
XI	Street Scheme, Agripada ...	...	.....	Footpath paving	230	20	Schedule D land.
XII	Do. Connaught Road.	...	.....	Nil. ...	30	...	
XIII	Souter Street Extension, Eastward.	0·1	Road work about half completed. Work stopped owing to sinking of filling of tank.	Remainder of road work	58	7	
XIV	Police Accommodation Nagpada.	0·42	.....	Nil. ...	156	...	
XV	Police Hospital, 1st Nagpada	...	.....	Nil. ...	...	...	Scheme dropped.
XVI	Police Accommodation, Wodehouse Road.	0·66	.....		323	...	
XVII	Do. Duncan Road.	0·03	.....	Rent to be revised	57	...	
XVIII	Do. Sheppard Road.	0·12	.....		36	...	
XIX	Do, Agripada ...	0·33	Completed except rear compound wall and occupied.	Rear compound wall of Sepoys' lines...	129	56	
		45·16		Carried over ...	27,366	11,991	

APPENDIX **E**—*contd.*

Progress in Trust's Schemes—contd.

SCHEME. No.	SCHEME. Name.	Area included in scheme in lakhs of sq. yds.	Work done in 1909-10.	Work yet to be done.	BORROWED CAPITAL IN THOUSANDS OF RUPEES. Spent on works to end of 1909-10.	BORROWED CAPITAL IN THOUSANDS OF RUPEES. To be spent on further works.	REMARKS.
1	2	3	4	5	6	7	8
		45·16		Brought forward ...	27,366	11,991	
XX	Street Scheme, Wellington Lines.	...	.....		34	...	
XXI	Do. Wedahouse Road.	...	.....	Nil. ...	24	...	In Schedule C lands.
XXII	Do. Hornby Road	...	Pavement completed ...		124	...	
XXIII	Police Accommodation, Connaught Road.	0·17	.....	Nil. ...	65	17	
XXIV	Do. Princess Street	0·13	Drainage completed	Nil. ...	112	171	
XXV	Do. Gamdevi ...	...	.....	The whole	...	222	Not yet sanctioned by Government.
XXVI	Do. Foras Road ...	...	.....	Do.	...	...	
XXVII	Mathew Road Street Scheme	0·5	1,786 sq. yds. of land acquired with one house : 12 houses demolished.	Paving of footpaths and making service passages. Night-soil depôt to be removed.	1,264	62	
XXVIII	Mahim-Dharavi	...	.....	Nil. ...	...	...	Not yet prepared : shelved for want of funds.
XXIX	Nowroji Hill	1·5	28,324 sq. yds. of land acquired with 116 houses : 8 houses demolished ; quarrying started in March.	Hill to be quarried out and ultimately to be removed. Chawls to accommodate 3,200 adults to be constructed. Estate to be laid out in sites for shops, godowns and residences in plots aggregating about 109,330 sq. yds., 43,382 sq. yds. to be devoted to roads and open spaces.	4,465	2,286	
		47·46		Carried over ...	33,454	14,749	

Progress in Trust's Schemes—concld.

SCHEME.		Area included in scheme in lakhs of sq. yds.	Work done in 1909-10.	Work yet to be done.	BORROWED CAPITAL IN THOUSANDS OF RUPEES.		REMARKS.
No.	Name.				Spent on works to end of 1909-10.	To be spent on further works.	
1	2	3	4	5	6	7	8
		47·46		Brought forward ...	33,454	14,749	
XXX	Souter Street Extension, Westward.	0·4	20,745 sq. yds. (all West of Railway) leased and filled in.	Acquisition and filling in of land East of Railway and road-making.	...	193	
XXXI	Parel Street Scheme ...	9·8	45,664 sq. yds. of land acquired with 11 houses. Chawl site filled in.	878,115 sq. yds. to be acquired. A strip averaging 80 ft. broad to be added to Supari Baug Road for a length of 9,200 feet quarry-holes to be filled in. Chawls for 3,200 people to be built. Roads and drains to be constructed.	900	7,213	
XXXII	East Agripada	5·0	.....	The whole	...	...	The original scheme which entailed an outlay of 99·29 lakhs and an ultimate loss of 49·21 lakhs is under revision with a view to reducing its cost.
XXXIII	Bhatwadi	0·1	5,836 sq. yds. acquired	Demolition of houses: laying out of plots and road-making.	218	241	
XXXIV	Police Accommodation, Chunam Kiln Road.	...	.....	The whole	...	330	Not yet sanctioned by Government.
XXXV	Do. Falkland Road ...	...	.....		...	90	
XXXVI	Street Scheme, Chunam Kiln Road.	0·1	.....		...	367	Revised scheme recently submitted to Government for sanction.
				Total	34,572	23,183	
		62·86			57,755		

BOMBAY, 1st *November* 1910.

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

APPENDIX F.

STATEMENT showing the area acquired up to the beginning of, in and up to the end of 1909-10, and the cost thereof with estimate of cost of acquisition yet to be effected in sanctioned schemes.

Note—The schemes not included in column 1 either involve no acquisition or have not yet been sanctioned.

SCHEME.	Up to beginning of 1909-10.			In 1909-10.			Total up to end of 1909-10.			Land yet to be acquired at end of 1909-10.					REMARKS.
												Estimated Cost.			
	No. of Cases.	Total area acquired.	Awards.	No of Cases.	Total area acquired.	Awards.	No. of Cases.	Total area acquired.	Awards.	No. of Cases.	Area.	Awards.	General Charges @ 10 %	Total.	
	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44
		Sq. yds.	Rs.		Sq. yds.	Rs.		Sq. yds.	Rs.		Sq. yds.	Rs.	Rs.	Rs.	
I & II	167 376	72,616 118,086	15,33,902 60,51,540	....	....	 67,889	167 376	72,616 118,086	15,33,902 60,51,389	1 14	174 2,264	10,000 6,37,000	1,000 63,700	11,000 7,00,700	
III IV	403 68	216,602 154,469	73,55,714 11,31,224	14 4	24,744 20,122	6,10,254 83,201	417 62	241,346 174,591	79,65,968 12,14,429	23 5	19,311 3,658	5,19,766 786	51,975 80	5,71,721 876	
V VI	171 173	376,905 209,121	4,45,531 3,23,742	130 510	508 699 463,119	6,40,727 4,35,253	301 723	885,054 672,240	10,83,734 7,58,995	326 477	719,160 1,205,413	6,70,277 17,11,747	67,078 1,71,473	7,37,355 18,83,220	
VII VIII	1 199	9,152 24,084	13,000 19,37,073	 2	 126	 2,730	1 202	9,152 25,110	13,000 19,64,892	 6	 1,023	 15,270	 1,527	 16,797	
IX X	1	340	17,000	....	....	....	1	340	17,000	 1	 89	 2,610	 261	 2,871	
XIII XVII	2 3	7,484 329	20,786 38,967	....	....	....	2 3	7,484 329	20,786 38,967	....	....	....	....	....	
XVIII XXVII	1 38	1,313 45,972	15,015 10,85,825	 2	 1,788	 2,107	1 38	1,313 47,759	15,015 10,88,932	 6	 2,210	 71,893	 7,189	 79,082	
XXIX XXX	65	79,849	28,34,774	108	30,394	13,43,311	173	110,172	41,80,085	232 5	38,344 21,362	14,34,629 1,28,894	1,85,469 12,889	16,20,098 1,41,783	
XXXI XXXIII	3	58,221	3,33,083	15 82	45,664 6,836	5,38,501 2,19,681	18 82	101,885 6,836	8,64,884 2,19 681	97 4	877,529 2,670	49,63,199 1,37,917	4,96,320 13 732	54,59,519 1,75,049	
Total ..	1,628	1,470,465	2,10,67,104	859	1,009,420	29,61,474	2,557	2,160,885	2,70,70,588	1,197	2,912,932	1,05,46,433	10,54,643	1,16,01,083	
Legal expenses including brokerage and sundries	....	....	6,63,897	....	....	97,152	....	....	7,61,049	4.c.	2·91	of total cost of acquisition.			
Cost of Land Manager's Department	....	....	4,37,330	....	....	64,726	....	....	5,02,063	,,	1·86	,,	,,		
Cost of Special Collector's Department	....	....	3,59,364	....	....	65,187	....	....	4,24,551	,,	1·57	,,	,,		
Cost of the Tribunal	....	....	1,58,544	....	....	20,702	....	....	1,79,246	,,	0·69	,,	,,		
Cost of Management	....	....	9,90,581	....	....	1,52,912	.. ..	....	11,43,564	,,	4·22	,,	,,		
Total ..	....	....	2,86,54,859	....	....	43,68,621	....	....	3,30,47,471						

BOMBAY, 1*st November*, 1910.

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

APPENDIX

(Area, Capital Value and Rental

ESTATE.	Disposed of to the end of 1908-09.				Disposed of in 1909-10.			
	No. of Plots.	Area.	Capital Value.	Rent.	No. of Plots.	Area	Capital Value.	Rent.
Schedule C.		Sq. yds.	Rs.	Rs.		Sq. yds.	Rs.	Rs.
Hornby Road...	38	60·7	2347	79·1	2	0·8	15·9	0·5
Marine Lines	20	33	630	25·1	1	8·3	258·0	10·3
Wellington Lines	16	32	856	24·6	...	..	...	...
Wodehouse Road	18	40	823	32·9	...	...	...	...
Chowpatti (East)	...	...	...	...	1	0·2	10·8	0·5
Chowpatti (West)	6	9·1	231·5	*10·4	4	3·9	42·5	1·9
	98	174·8	4887·5	172·1	8	13·2	327·2	13·2
Schedule D.								
Acripada	50	70·9	557·8	22·3	7	10·6	91·8	3·7
Connaught Road	13	10·2	86	3·5	...	...	...	...
	63	81·1	643·8	25·8	7	10·6	91·8	3·7
Schedule E.								
Colaba Reclamation	31	43	2203	99·1	...	...	...	...
Trust's own property.								
I.—Nagpada	55	41·3	721·8	32·5	2	2·5	14·7	0·7
II.—Princess Street... ...	59	37·7	3683·2	†163·4	5	2·4	674·5	30·4
III.—Sandhurst Road ...	7	20·2	538·2	24	12	8·6	460·6	20·4
IV.—Gamdevi	9	9·6	219·8	*5·9	3	2·2	51·7	2·3
VIII —Mandvi-Koliwada ...	...	...	...	...	5	6	495·3	22·3
IX.—Sankli Street	...	...	...	...	1	0·02	1·2	0·05
XXVII.—Mathew Road ...	...	...	...	...	5	17·9	542·4	24·4
	130	108·8	5112·5	229·8	33	39·62	2240·4	100·55
	322	412·7	12846·8	526·8	48	63·42	2659·4	117·45

§ Excluding 18 occupied by the Municipality for the Maratha Hospital.

† Excluding plots Nos. 70 and 121 as agreements to lease them were cancelled during 1909-10.

* Plot No. 21 of Gamdevi was included in Scheme IV in 1908-09, but it properly belongs to Chowpatti and is shown here Plots occupied by Trust Chawls are treated as disposed of.

BOMBAY, 1*st November* 1910.

G (1).

are shown in thousands.)

Disposed of to the end of 1909-10.				Balance available for leasing.			
No. of Plots.	Area.	Capital Value.	Rent.	No. of Plots.	Area.	Capital Value.	Rent.
	Sq. yds.	Rs.	Rs.		Sq. yds.	Rs.	Rs.
40	61·5	2362·9	79·6	...	...	.....	.....
21	41·3	888	35·4	...	...	.....	.....
16	32	856	24·6	...	...	.....	.....
18	40	823	32·9	...	...	.....	.....
1	0·2	10·8	0·5	3	3·8	81·1	3·6
10	130	274·2	12·3	29	48·0	836·0	37·6
106	188·0	5214·7	185·3	32	51·8	917·1	41·2
57	80·4	642·7	25·7	65	104	838·4	33·5
13	10·2	86	3·5	§ 3	2	16·2	0·6
70	90·6	728·7	29·2	68	106	854·6	34·1
31	48	2203	99·1	4	6	151	6·8
57	43·8	736·5	33·2	3	1·4	19	0·86
64	40·1	4307·7	193·8	43	26·7	3457·6	155·5
19	28·8	998·8	44·4	134	105·8	4332	222
12	11·8	271	12·2	80	94	1922	86·5
5	6	495·8	22·3	31	14·9	1350	60·75
1	0·02	1·2	0·05	...	...	.....	.....
5	17·9	542·4	24·4	11	12·3	468·5	18·3
103	148·42	7352·9	330·85	311	255·1	12084·1	543·91
370	475·02	15499·8	648·95	415	418·9	14006·8	626·01

J. P. ORR, *Chairman,*

City of Bombay Improvement Trust.

APPENDIX G (2).

Statement showing revenue derivable from plots disposed of in 1909-10.

(Vide para. 13 of Report.)

Serial No.	Date from which rent runs.	Scheme No.	Plot No.	Area.	Capital value per sq. yd.	Capital value of Plot.	Annual Rent.	REMARKS.
				Sq. yds.	Rs.	Rs.	Rs.	
1	1st June 1909 ...	Marine Lines...	20	8,258	31-25	2,58,062	10,322	Annual rent is Rs. 8,258 until 1st June 1914 or commencement of building operations whichever is earlier.
2	8th December 1910 ...	Chaupati West.	13	983	25	5,825	262	
3	29th March 1911 ...	Do. ...	27	1,222	10	12,220	550	} Lease for 10 years renewable for another 89.
4	Do. do. ...	Do. ...	28	1,223	10	12,230	550	
5	1st May 1910 ...	Do. ...	29	1,232	10	12,320	550	
				3,899	...	42,485	1,912	
6	20th April 1911 ...	Chaupati East.	1	341	45	10,345	488	
7	1st June 1909 ...	Hornby Road.	88	348	20	6,960	309	
8	14th October 1909 ...	Do. ...	89	446	20	8,920	368	
				794	...	15,880	677	
9	18th March 1910 ...	Agripada ...	20	971	10·16	9,865	396	
10	14th April 1909... ...	Do. ...	24	971	10·16	9,865	396	
11	16th April 1909 ...	Do. ...	43	981	10·16	9,936	396	
12	13th October 1909 ...	Do. ...	32	1,269	9·37	11,843	476	
				4,192	...	41,509	1,664	
13	23rd May 1909 ...	I ...	12A	450	10	4,500	203	
14	29th April 1910 ...	II ...	49	200	90	18,000	813	
15	Do. do.	Do. ...	54	148	80	11,840	532	
16	11th February 1911 ...	Do. ...	103	703	251	1,76,503	7,928	
17	1st September 1910 ...	Do. ...	104	551	500	2,75,566	12,404	
18	1st January 1912 ...	Do. ...	121	771	250	1,92,750	8,674	
				2,372	...	6,74,458	30,350	
19		III	1	1,724	40	68,960	3,104	*From date of agreement (not executed).
20	19th August 1909 ...	Do. ...	2	960	80	28,800	1,296	
21	25th August 1910 ...	Do. ...	20	871	199	73,820	3 532	
22	Do. do. ...	Do. ...	38	800	202	1,61,600	7,273	
23	22nd February 1911 ...	Do. ...	43	303	20	6,060	272	
24	19th October 1910 ...	Do. ...	59	293	90 & 25	26,105	1,176	
25	25th August 1910 ...	Do. ...	60-61	294	55	16,170	728	
26	28th September 1909...	Do. ...	66	112	...	3,622	1*	Premium Rs. 3,500 *Nominal.
27	26th August 1910 ...	Do. ...	67	94	167	15,698	706	
28	*	Do. ...	72	416	...	7,847	1†	Premium Rs. 7,823 *From date of lease (not executed) †Nominal.
29	30th November 1907 ...	Do. ...	81	1,066	80	81,080	1,440	
				7,139	...	4,40,371	19,528	To total annual rent should be added 4% on premia for plots 66 and 72, viz., Rs. 453 for purposes of comparison with other years.
30	4th January 1911 ...	IV	10	985	23·61	23,248	1,016	
31	20th April 1911 ...	Do. ...	31	997	25	9,875	448	
32	20th July 1910 ...	Do. ...	85	815	23·61	19,243	864	
				2,165	...	51,065	2,328	
33	16th March 1911 ...	VIII	15	448	90	39,870	1,796	
34	Do. do. ...	Do. ...	16	515	76	39,140	1,760	
35	Do. do. ...	Do. ...	17	533	110	64,150	2,884	
36	Do. do. ...	Do. ...	30	515	90	46,350	2,084	
				2,056	...	1,89,490	8,524	
37	29th October 1909 ...	IX	1	23	42·86	1,200	54	
38	11th August 1910 ...	XXVII	1	1,042	50	52,100	2,344	
39	5th October 1910 ...	Do. ...	3	3,081	45	1,30,982	5,894	
40	Do. do.	Do. ...	4		40			
41	16th October 1910 ...	Do. ...	16	996	31	30,876	1,388	
43	1st April 1909 ...	Do. ...	15	12,799	25 & 32	3,38,375	14,776	
				17,918	...	5,42,333	24,402	Total rental including Rs. 453 extra in Scheme III as noted above—Rs. 1,00,709.
		Grand Total ...		49,512	...	22,72,998	1,00,202	

* The figures given here differ from those in Appendix G (1) only in so far as the sites of the Trust's incomplete chawls (Items 7 to 10 in Appendix I) are omitted here, but included in Appendix G (1). They consist of 8 plots covering 14,832 square yards with Capital Value Rs. 3,86,709 and annual rent Rs. 17,187.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

BOMBAY, 1*st November* 1910.

APPENDIX H.

Statement of Police Accommodation Schemes.

Serial No.	Scheme. No.	Scheme. Name.	Date of Completion.	No. of persons accommodated. Officers.	No. of persons accommodated. Men.	Area of Site.	Cost of Site.	Cost of Building, &c.	Interest Charges, &c.	Total Capital Cost.	Rent payable by Government.	REMARKS.
1	2	3	4	5	6	7	8	9	10	11	12	13
**						Sq. yds.	Rs.	Rs.	Rs.	Rs.	Rs.	
1	XIV	Nagpada	1-10-05	3	60	3,955	71,877	82,596	17,368	1,71,841	8,094	
2	XVIII	Sheppard Road	1-11-05	1 (with for 19	... stables horses).	1,237	15,173	20,135	2,495	37,803	1,781	*
3	XVI	Wodehouse Road	31- 3-06	5	224	6,578	76,302	2,44,006	13,137	3,33,445	15,705	
4	XVII	Duncan Road	6-10-08	0	8	316	37,536	19,272	5,900	62,708	2,891	†
5	XXIII	Connaught Road	11- 1-09	2	28	1,689	13,409	68,219	8,683	90,311	4,163	
6	XIX	Agripada	.....	5	60	4,851	44,876	1,37,981	18,697	2,01,504	9,289	Only a few petty works remain to be completed. The police took possession of these properties on 12th April 1910 and 1st June 1910 respectively.
7	XXIV	Princess Street	.....	5	12	1,492	1,51,413	1,36,624	12,803	3,00,840	13,869	The figures in Col. 11 are made up of actuals up to end of 1909-10 plus estimated expenditure in 1910-11.
			Total...	21	392	20,118	4,10,586	7,08,783	79,083	11,98,452	55,792	

* Owing to mistakes in the original rent calculations, the Trust lose on these schemes Rs. 781 per annum, but Government will be moved to accept the amended figures here shown from 1910-11 onwards to eliminate the loss.

† Rents not yet settled ; the figures given herein are according to the Trust's calculations which are yet to be submitted to Government for approval.

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

BOMBAY, 1*st November* 1910.

APPENDIX I.

Particulars of Trust's Chawls.

Serial No.	Name of Chawl.	Chawl No.	Sanctioned under Scheme.	Date of Completion.	No. of Rooms.	No. of adults accommodated.	Area under Building. Sq. yds.	Area of open space Sq. yds.	Total area of Site. Sq. yds.	Capital Cost. Land.	Capital Cost. Works.	Capital Cost. Establishment.	Total cost exclusive of share of cost of management.	Capital cost per adult accommodated.	Monthly average rent per room.	Maximum rent of chawl per annum.	Remarks.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	A. Completed Chawls.									Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
1	Agripada A Chawls	1-4	I	1901	* 298	1,323	3,220	5,157	8,377	65,450	1,70,463	18,241	2,54,154	192	3·04	10,733	*4 rooms used as stores
2	,, B ,,	5-16	,,	1905	928	2,752	6,487	5,508	11,995	84,325	4,62,401	52,866	5,99,600	218	2·51	27,925	rooms.
3	Nagpada A ,, ,,	17-18	,,	,,	144	576	1,107	1,151	2,258	15,806	76,383	11,798	1,03,987	181	2·62	4,528	
4	Chandanwadi ,, ...	19-24	II	1907	† 678	2,016	4,190	4,458	8,558	1,30,815	3,43,558	66,377	5,40,750	268	3·28	26,534	† This includes Rent Collector's quarters, 6 rooms constructed in 1908 and rented at Rs. 7 for the 6 rooms per mensem.
5	Imamwada A ,, ..	25-27 & 29 & 30	III	1907-10	727	2,181	4,911	7,992	12,903	1,74,526	4,01,273	74,417	6,50,216	278	3·28	30,701	
6	Princess Street ,, ..	28	II	1908	64	192	441	688	1,129	14,677	39,272	4,234	58,183	303	3·31	2,542	
	Total ...				2,839	9,040	20,366	24,954	45,320	4,85,599	14,93,358	2,27,933	22,06,890	239	3·03	1,02,963	
	B. Chawls in Progress.																
7	Nagpada B Chawls ...	14 Chawls not yet numbered	III		144	576	960	1,083	2,043	10,215	20,031	4,162	34,408	.....	.....	.....	
8	Agripada C ,, ..		,,		432	1,944	3,307	3,137	6,444	50,325	1,80,459	35,771	2,66,555	.....	.....	.....	
9	Imamwada B ,, ..		,,		149	447	618	863	1,481	20,053	11,052	2,300	33,405	.....	.....	.....	
10	Mandvi-Koliwada ,, ...		VIII		279	1,256	3,290	774	4,064	3,05,816	2,61,480	34,915	6,02,211	.....	.....	.....	
	Total ...				1,004	4,223	8,175	5,857	14,032	3,86,409	4,73,022	77,148	9,36,579	.....	.....	.....	

Explanatory Note.—In Imamwada one of the chawls, No. 30 had 112 rooms completed by the end of 1908-09, and this block of 112 rooms is included among the 5 shown here as completed. Subsequently an addition consisting of 60 rooms was made to the building; and 7 of them were completed and occupied by the end of 1909-10; so 119 rooms in chawl No. 30 are shown under completed chawls here and the remaining 53 rooms of chawl No. 30 are shown against item 9; but for all the other columns chawl No. 30 is treated as if complete.

BOMBAY, *1st November* 1910.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX J (1).

ROADS handed over to the Municipality before 1910-11.

Serial No.	Date of giving Possession to Municipality.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of Acquisition.	Cost of Construction to end of March 1910.	REMARKS.
		Schedule "C" Lands.				Rs.	Rs.	
1	12th Feb. 1906 ...	Marine Lines Estate...	1,612	mean 8½	1,542		673	
2	21st May 1902 ...	Road between Cooperage and Wellington Lines.	1,389	mean 40	8,937		23,136	
3	21st Sept. 1908 ...	Widening of Mayo Road.	500	50 varying from 0' to 100'			10,249	
	8th Nov. 1905 ...	Wodehouse Road Estate—						
4		Ormiston Road...	670	50	5,323		14,125	
5		Convent Street...	361	40			6,075	
	8th April 1907 ...	Hornby Road Estate—						
6		Ravelin Street...	500	60	8,033		19,300	
7		and Portion of Murzban Road.	705	60			27,212	
8	19th Feb. 1906 ...	Road South of Crawford Market.	285	40	1,267		5,243	
		Chanpati Estate—						
9		Road No. 1 ...	889	40	3,949		21,433	The Municipality took over charge of these roads from the P. W. D., but the Trust paid for them under section 69 (1) & (2).
10		„ No. 2 ...	964	60	6,427		34,867	
11		„ No. 3 ...	677	40	3,009		16,331	
12		„ No. 4 ...	304	40	1,349		7,330	
13		„ No. 5 ...	556	40	2,469		13,403	
		Total ...	9,412		42,305		1,99,383	
		Schedule "D" Lands.						
	1st Aug. 1906 ...	Connaught Road Estate—						
14		Ulster Road ...	480	40	2,133		20,280	
15		Road No. 2 ...	255	20	567		5,388	
		Total ...	735		2,700		25,668	
		Schedule "E" Lands.						
	28th Nov. 1908 ...	Roads on Colaba Reclamation—						
16-20		* Five 40' Roads...	2,042	27	23,430		25,483	* (1) Kittredge Road, (2) Fazul Road, (3) Khatau Road, (4) Panday Road, (5) no name.
21		Cuffe Parade ...	2,234	70			69,927	
		Total...	4,276		23,430		95,410	
		Carried over...	14,423		68,435		3,20,461	

APPENDIX J (1)—*contd.*

Serial No.	Date of giving Possession to Municipality.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of Acquisition	Cost of Construction to end of March 1910.	Remarks.
						Rs.	Rs.	
		Brought forward ...	14,423		68,435		3,20,461	
		Scheme I.						
22	22nd Jan. 1903 ...	New Nagpada Main Road.	1,251	50			39,540	
23	Do.	1st Peerkhan Lane...	282	40			7,131	
24	Do.	2nd „ „ ...	747	40	14,648		18,888	
25	16th Jan. 1904 ...	3rd „ „ ...	471	40			11,909	
26	Do.	4th „ „ ...	232	40			5,866	
		Total ...	2,983		14,648	3,15,440	83,334	
		Scheme III.						
27	19th Nov. 1908 ...	Sandhurst Road between Breach Candy and Falkland Roads.	3,436	53	20,366		65,062	
	11th Mar. 1909 ...							
	19th Nov. 1908 ...	Sandhurst Road Estate (set-backs) between Breach Candy Road and Khetwadi Main Rd.	.....	...	1,491		4,788	
	Handed over by B. B. & C. I. Ry. Co.	Sandhurst Road between Chaupati and Sandhurst Bridge.	732	80	6,507		20,900	
		Approach to Hughes' Road.	90	60	600		1,927	
		Total ...	4,258		28,964	5,93,428	92,677	
		Scheme IV.						
		Gamdevi Estate—						
28	16th Nov. 1908 ...	Hughes Road ...	4,089	40	18,173		92,055	Excluding pavements.
29	Do.	New Gamdevi Rd.	1,455	33	5,387		27,378	
30	13th Mar. 1909 ...	New Babulnath Rd.	580	40	2,577		13,003	
		Total ...	6,124		26,137	2,21,923	1,32,436	
		Scheme IX.						
31	12th Feb. 1906 ...	Sankli Street Extension.	486	40	2,162	14,076	9,199	Schedule "D" Lands Trust Lands 4[9] 63.86 67.40.
		Scheme XXVII.						
32	19th Nov. 1908 ...	New 60' Cross Road between Breach Candy Road and Girgaum Back Rd. (Mathew Road).	672	40	2,984	69,738	10,103	
33	1st March 1910 ...	Depôt Lane	211	64	1,500		5,079	
		Total ...	883		4,484		15,182	
		Grand Total...	29,157		1,44,830	12,14,605	6,53,289	

Note.—10 per cent. added to Costs of Acquisition and Construction for Establishment and Management.

Bombay, 1st *November* 1910.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX J (2).

ROADS constructed before 1910-11 but not handed over to the Municipality.

Serial No.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of Acquisition.	Cost of construction to end of March 1910.	Remarks.
	Schedule C.						
	Marine Lines Estate—				Rs.	Rs.	
1-2	2 Roads	360	40	1,600		698	
3	Wodehouse Road Estate—Accommodation Road...	443	23	1,132		4,295	
	Hornby Road Estate—						
4	Bastion Road	1,275	40	11,560		32,808	
	Do.	20	20			255	
5	Home Street	533	50			17,146	
6	Wallace Street	520	50			16,731	Footpath incomplete.
	Total ...	3,151		14,292		71,933	
	Schedule D.						
	Agripada Estate—						
7	Road No. 1	535	40	2,377		12,304	Roads not named yet.
8	,, ,, 2	1,006	40	4,471		23,163	
9	,, ,, 3	1,142	40	5,073		25,283	
10	,, ,, 4	1,022	40	4,541		23,526	
11	,, ,, 5	1,021	40	4,536		26,526	
12	,, ,, 6	854	40	3,794		19,657	
13	,, ,, 7	248	40	1,102		5,709	
14	,, ,, 8	488	40	2,167		11,255	
15	,, ,, 9	1,090	40	4,843		25,220	
16	,, ,, 10	1,013	40	4,500		23,442	
17	,, ,, 11	200	50	1,113		5,892	
18	,, ,, 12	428	40	1,901		9,849	
19	Souter Street	1,727	60	11,510		59,743	
20	Gilder Street	2,043	60	13,620		70,684	
	Total ...	12,817		65,548		3,40,353	
	Schedule E.						
	Roads on Colaba Reclamation (footpaths)	(2,907)	7	2,153		8,751	
	Carried over ...	15,968		81,993		4,21,037	

APPENDIX **J (2)**—*contd.*

Serial No.	Name of Road.	Length in feet.	Breadth in feet.	Area in square yards.	Cost of Acquisition.	Cost of construction to end of March 1910.	Remarks.
	Brought forward ...	15,968		81,993	Rs. ...	Rs. 4,21,037	
			Scheme II.				
	Princess Street Estate—						
21	Road No. 1. (Portion of Princess Street from Queen's Road to Kalbadevi Road.)	1,475	80	43,301		58,044	
22	Road No. 4. (Continuation of Princess Street from Circus to Jumma Masjid.)	1,120	60			33,051	
23	Road No. 3. (Lohar Chawl Street.)	1,246	50			30,640	
24	Road No. 2 (Colebhat Lane.)						
25	Road No. 5						
26	,, ,, 6	2,284	40			44,931	
27	,, ,, 7						
28	,, ,, 8						
	Old Hanuman Lane ...						
	Circus Portion ... ... (Continuation of Princess Street from Kalbadevi Road to Lohar Chawl Street.)	204	128			12,841	
	New Hanuman Lane ...	100	37			1,819	
	Total ...	6,429		43,301	20,45,596	1,81,325	
			Scheme III.				
29	Sandhurst Road.	370	63′ 4″	2,604		11,628	Complete.
	Kumbharwada Section from Kerb to Kerb.	206	53′-4″	1,221		5,451	
30	Sandhurst Road between Parel Road and Dongri Street from Kerb to Kerb.	1,640	53′-4″	9,718		43,548	
	40′ Road	78	40′-0″	346		1,545	
	,, ,, without footpaths	85	26′-8″	252		1,125	
	Set-backs—Khetwadi Section						
	Do. Kumbharwada Section.	...	...	4,758		21,039	
	Do. Dongri Section.						
	Total of Completed Roads.	2,379		18,899	12,13,140	84,136	
31	Sandhurst Road between Parel Road and Duncan Road with footpaths.	957	80′-0″	8,507		37,935	Incomplete.
		125	100′-0″	1,389		6,201	
	Footpath between Breach Candy and Falkland Roads.	(6,872)	13′-4″	10,178		45,570	
	Footpath in Kumbharwada Section.	(740)	13′-4″	1,096		4,893	
		(412)	13′-4″	610		2,724	
	Footpaths of Parel Road to Dongri Section.	(3,280)	13′-4″	4,858		21,693	
	Do. Dharamsala 40′ Road.	(170)	6′-8″	126		563	
	Set-backs, Nal Bazar Section.	...	...	470		2,097	
	Total of Incomplete Roads...	1,082		27,234	15,25,614	1,21,666	
	Carried over ...	25,858		1,71,427	47,84,350	3,08,164	

APPENDIX J (2)—*concld.*

Roads constructed before 1909-10 but not handed over to the Municipality.—*concld.*

Serial No.	Name of Road.	Length in Feet.	Breadth in Feet.	Area in square yards.	Cost of Acquisition.	Cost of construction to end of March 1910.	Remarks.
	Brought forward ...	25,858	.....	1,71,427	47,84,350	8,08,164	
	Scheme IV.						
	Gamdevi Estate—						
	Hughes Road *footpath* ...	(3,670)	20	8,156		44,960	Incomplete footpaths.
	New Gamdevi Road footpaths	(936)	16	1,763		9,715	
	Babulnath Road footpaths ...	(680)	20	1,511		8,328	
32	Road No. 2	578	40	2,569		14,159	Roads not named yet.
33	,, ,, 4	1,188	40	5,280		29,319	
34	,, ,, 5	1,100	40	4,889		27,162	
34	,, ,, 5	853	20	1,896		9,350	
35	,, ,, 6	816	40	3,627		19,990	
	Total ...	4,535	.....	29,691	2,14,856	1,62,983	
	Scheme VIII.						
	Mandvi-Koliwada Estate—						
	Road No. 3	889	60	13,802		21,231	Roads not named yet.
36	Portion of Road No. 4 ...						
37	Road No. 2	590	50			11,730	
	Portion of Road No. 4 ...	415	40			6,598	
38	Road No. 5						
39	,, ,, 1	484	3			7,118	
	Essajee Street (continuation of Road No. 4).	96	26			1,373	
	Samuel Street (continuation of Road No. 1).	118	29			1,359	
	Total ...	2,592	.....	13,802	8,18,414	49,413	
	Scheme XXVII.						
40	Mathew Road (New Queen's Road).	1,033	80	9,182		31,062	Incomplete.
41	Do.	108	132	1,584		5,363	
42	Widening of 60 ft. cross road from Sandhurst Road.	450	20	1,000		3,585	Complete.
	Footpaths of 60 ft. and 85 ft. cross road from Girgaum Back Road.	(1,344)	10	1,493		5,053	Incomplete.
	Total ...	1,591	20	13,259	3,50,521	44,863	
	Grand Total ...	*34,576	.....	2,28,179	60,68,141	10,65,423	

* Lengths of footpaths entered in brackets in column 3 are not included in the total, as the lengths of the corresponding roads have already been included.

Note.—10 per cent. added to costs of acquisition and construction for Establishment and management.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

Bombay, 1*st November* 1910.

Analysis of Appendices J (1) and J (2).

Completed Roads.	Handed over to the Municipality.		Not handed over to the Municipality.		Total.		Cost to end of 1909-10.		
	Length.	Area.	Length.	Area.	Length.	Area.	Acquisition.	Construction.	Total.
	Ft.	Sq. yds.	Ft.	Sq. yds.	Ft.	Sq. yds.	Rs.	Rs.	Rs.
Schedule "C"	9,412	42,305	3,151	14,292	12,563 (2·4 miles).	56,597	...	2,71,316	2,71,316
„ "D"	735 *419	2,700 1,862	12,817	65,548	13,971 (2·6 miles).	70,110	...	3,73,943	3,73,943
„ "E"	4,276	23,430	† (2,907)	2,153	4,276 (0·8 miles).	25,583	...	1,04,161	1,04,161
Schemes	14,815	74,533	16,385	95,263	30,700 (5·8 miles)	169,796	53,49,253	7,42,583	60,91,836
Total Completed Roads ...	29,157 (5·5miles)	144,830	32,353 (6·1miles)	177,256	61,510 (11·6 miles).	322,086	53,49,253	14,92,003	68,41,256
Roads commenced but not completed before 1909-10.									
Scheme III	...	...			1,082 Footpaths.	9,896 17,338	15,25,614	1,21,666	16,47,280
„ „	...	...							
„ IV	...	...	2,223	50,923	„	11,430	83,794	63,563	1,47,357
„ XXVII...	...	...			1,141 Footpaths.	10,766 1,493	3,24,085	41,480	3,65,565
„ „	...	...							
Total Incomplete Roads ...	...	...	2,223	50,923	2,223	50,923	19,33,493	2,26,709	21,60 202
GRAND TOTAL ...	29 157 (5·5miles)	144,830	34,576 (6·6miles)	228,179	63,733 (12·1 miles).	373,009	72,82,746	17,18,712	90,01,458

* Scheme IX. † Footpath not counted.

BOMBAY, 1*st November* 1910.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

APPENDIX K.

(REFERRED TO IN PARA. 3 OF REPORT, PAGE 3.)

Details of Acquisition Work Scheme by Scheme.

Scheme No.	Name of Scheme.	Total amount of awards.			Corresponding amounts of Land Manager's Estimate.			Total area acquired.		
		Up to 31st March 1909.	During 1909-10.	Up to 31st March 1910.	Up to 31st March 1909.	During 1909-10.	Up to 31st March 1910.	Up to 31st March 1909.	During 1909-10.	Up to 31st March 1910.
		Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Sq. yds.	Sq. yds.	Sq. yds.
I	First Nagpada Improvement Scheme ...	15,33,902	*Nil*	15,33,902	12,56,260	*Nil*	12,56,260	72,616	*Nil*	72,616
II	Princess Street Scheme...	59,91,540	(a) 57,858	60,49,398	52,89,776	*Nil*	52,89,776	1,15,098	*Nil*	1,15,098
III	Sandhurst Road Scheme	73,55,714	6,10,254	79,65,968	65,60,125	5,74,730	71,34,855	2,16,602	24,744	2,41,346
IV	Gamdevi Scheme	11,31,226	83,204	12,14,430	9,51,886	70,200	10,22,086	1,54,483	20,152	1,74,641
V	Dadar-Matunga Street Scheme	4,43,531	6,40,223	10,83,754	3,79,765	5,99,256	9,70,021	3,76,995	5,08,669	8,85,664
VI	Sion-Matunga Street Scheme	3,23,742	4,35,253	7,58,995	2,78,490	3,75,842	6,54,302	3,09,121	4,63,119	7,72,240
VII	Colaba Reclamation Scheme	13,000	*Nil*	13,000	13,000	*Nil*	13,000	9,152	*Nil*	9,152
VIII	Mandvi-Koliwada Improvement Scheme..	19,57,072	7,730	19,64,802	17,55,040	5,920	17,60,960	24,984	126	25,110
IX	Sankli Street Extension Scheme ...	17,000	*Nil*	17,000	17,166	*Nil*	17,166	340	*Nil*	340
XIII	Souter Street Extension Scheme ...	20,786	*Nil*	20,786	11,877	*Nil*	11,877	7,484	*Nil*	7,484
XVII	Duncan Road Police Accommodation Scheme	38,967	*Nil*	38,967	37,917	*Nil*	37,917	329	*Nil*	329
XVIII	Shephard Road Police Accommodation Scheme	15,915	*Nil*	15,915	15,915	*Nil*	15,915	1,313	*Nil*	1,313
XXVII	Mathew Road Street Scheme	10,65,882	23,107	10,88,989	7,87,083	9,173	7,96,256	45,873	1,786	47,659
XXIX	Nowroji Hill Improvement Scheme ...	28,34,774	13,45,311	41,80,085	27,90,478	12,98,136	40,88,614	79,848	20,324	1,00,172
XXXI	Parel Street Scheme	3,26,083	5,38,801	8,64,884	3,24,668	5,19,040	8,43,708	56,221	45,664	1,01,885
XXXIII	Bhatwadi Improvement Scheme... ...	*Nil*	2,19,683	2,19,683	*Nil*	2,09,946	2,09,946	*Nil*	5,836	5,836
		2,30,69,134	39,61,424	2,70,30,559	2,04,69,416	36,53,243	2,41,22,659	14,70,465	10,90,420	25,60,885

(a) Payments to Government on account of their Lessees' interests in Carnac Road Leasehold properties.

J. P. ORR, *Chairman,*
City of Bombay Improvement Trust.

BOMBAY, 1*st November* 1910.

APPENDIX L.

(Referred to in para. 5 of Report.)

Principal Land Acquisition Cases taken up in 1909-10.

I.—PRINCIPAL CASES DISPOSED OF IN COURT.

I.—Shantaram Narayan's Case—Case No. 258, Scheme V.

The property consists of vacant land, admeasuring 28,625 square yards, including passages, of which 7,205 square yards are of Toka tenure, the rest being Inam or Pension and Tax land.

It is situated near the Northern boundary of Scheme V, and is within five minutes' walk of G. I. P. Railway Matunga Station. It abuts on a passage leading from Vincent Road to the two Matunga stations, and on this passage it has a frontage of 875 feet.

The owner, Mr. Shantaram Narayan Dabholkar, claimed for this land a rate of Rs. 7 per square yard. The Trust valued it at Rs. 1-8 per square yard, while the Special Collector increased this rate to Rs. 2 and made an award of Rs. 53,904 including all interests. The owner, being dissatisfied with the Collector's award, asked a reference to the Tribunal of Appeal, who, on 15th June 1910, confirmed the Collector's award.

In the above case it has been urged that owing to the long interval of nearly 7 years, between the date of notification and the date of declaration, the sales that have taken place in the notified area are "depreciated" sales, and do not represent the market values under ordinary circumstances. The Trust have contended against this view, and urged that the notification could not have a depreciatory effect in this locality, where there are extensive tracts of vacant lands, mostly used for agricultural purposes, and that the Trust's view is borne out by the sales that have taken place in the areas outside the notified area. Moreover, in the notified area itself sales are met with in which the vendors and the buyers were unaware of the Trust's notification, which could not have, therefore, been affected by the Trust's intended acquisitions.

The above contentions were fully set out with a deal of arguments on both sides before the Tribunal, but the Court disallowed the evidence of all the sales which took place two or three years after the date of declaration, and therefore virtually upheld the Trust's contention that the sales that have taken place in the notified area and in the vicinage about the time of the date of declaration and of dates not later than one year after declaration are the true indications of the market values.

The Tribunal called upon the claimant to prove any diminution in the actual profits arising out of his land and adversely affected by the Trust's notification, but as the owner admitted that he was in receipt of the same income out of the land as before, nothing could be allowed and nothing was allowed by way of compensation for damage.

It was also decided in this case, that the Collector's awards for other lands could not be accepted as evidence of the market value and probably this decision will result in the withdrawal of two or three references in Schemes V and VI in which the claimants rely on the Special Collector's awards for other cases, making it a grievance that they had not received as much or more as the case may be, compared to those awards.

The Tribunal's decision in this reference has once for all ruled out all the awards of the Collector of Bombay so far back as 1891, for Municipal acquisitions for Tansa Main and Vincent Road awards which were frequently thrown in the teeth of the Trust by the claimants as fully supporting their demands for much higher rates.

II.—Mahomedbhoy Ibrahimbhoy Rowjee's Case—Case No. 32, Scheme XXIX.

This property is situated on the East side of Dongri Street near its Junction with 1st Chinch Bunder Road, and consisted of a ground floor used as a godown and 3 upper floors used as an Orphanage.

Before the Special Collector the claimant asked for Rs. 25,312 based on a rent of Rs. 140 per month at 20 years' purchase. The Trust's valuation was Rs. 15,134 based on a rent of Rs. 110 per month at 16⅔ years' purchase.

The Special Collector allowed Rs. 16,586 based on a rent of Rs. 113 per month at 17⅔ years' purchase. A considerable amount of evidence was given before the Special Collector about sales in Dongri Street.

The Tribunal confirmed the Special Collector's award.

III.—Mahomedbhoy Ibrahim Rowjee's Case—Case No. 41, Scheme XXIX.

This case consists of 261 square yards of vacant land situated in the interior and is separated from case 32 by a narrow passage. The access to case 41 from the main roads is by narrow streets which are less than 5 feet in width in some parts. The land was dominated by easements.

Before the Special Collector the claimant asked Rs. 48,000 based on a rate of Rs. 150 per square yard but reduced it to Rs. 9,600 based on a rate of Rs. 30 per square yard before the Tribunal. The Trust's valuation was Rs. 3,529 based on a rate of Rs. 12 per square yard, plus the capitalized value of Fazandari dues, *viz.*, Rs. 397 (Rs. 3,132 + 397)= Rs. 3,529.

The Special Collector allowed Rs. 3,393 based on a rate of Rs. 13 per square yard.

The Tribunal allowed for all interests Rs. 4,572 based on a rate of Rs. 16 per square yard.

The claimant had purchased this land with old buildings thereon between 1894 and 1903 for Rs. 5,421. The Tribunal held that it does not follow that the market value of the entire property is necessarily represented by the combined cost of the three plots. Tribunal did not award to the claimant the cost of the reference, as his claim before the Special Collector was extravagant.

IV.—Ebrahimbhoy Karimbhoy Nanji's Case—Case Nos. 407 and 407A, Scheme III.

This property was situated in Nishanpada Road, and consisted of 2,706 square yards of land and eight buildings. One of the houses forming subject of Case No. 407A was excluded from the Scheme as originally notified, but as that house could not be used by itself it was, at the special request of the owner, included in the revised scheme.

The Trust valuation amounted to Rs. 82,145. Two of the buildings were valued on rental basis, one on a rent of Rs. 72 per mensem at 16⅔ years' purchase and the other on a rent of Rs. 61 per mensem at 11 years' purchase. The rest of the property was valued as vacant land divided into several small plots valued at rates varying from Rs. 45 to Rs. 20 per square yard, *plus* Rs. 3,500 for the materials of the buildings standing on the land.

Before the Collector the owner asked for Rs. 2,97,586 based on a hypothetical building scheme, but the Special Collector declined to consider the valuation based on such a scheme.

The Special Collector valued two houses as a going concern and valued the remaining land from sales in the locality.

His valuation amounted to Rs. 99,950.

The Tribunal differed a little from the Special Collector's mode of valuation but confirmed the amount awarded by him.

V.—Mr. Abdul Kadir Hassanali's Case—Case No. 107A, Scheme III.

This property is situated between 1st Khetwady Lane and Ardeshir Dady Street and consisted of 1,114 square yards of land with two inferior old structures. This was the part of the large property belonging to the claimants, the remaining part having been acquired under Case No. 107 of Scheme III.

The land in Case 107A was at first excluded from the scheme which was declared in 1902, but was included in the revised scheme at the special request of the claimant and the revision was declared in 1908. The price of land in 1908 was far in advance of that in 1902.

Before the Tribunal, therefore, the Trust contended that the value of 107A should be valued as in 1902 under Section 49 of the Land Acquisition Act, and put in a valuation of Rs. 34,320 based on a rate of Rs. 30 per square yard plus Rs. 900 for materials. The Tribunal held that the claimant had withdrawn from his special request, before the publication of the Collector's award and therefore agreed with the Collector that it should be valued as in 1908.

The claimant asked for the property Rs. 78,303 based on a rate of Rs. 65 per square yard, but the Special Collector awarded Rs. 40,680 based on a rate of Rs. 35 per square yard.

The Tribunal confirmed the Collector's award.

II.—Principal Cases settled out of Court.

VI.—Karsandas Natha's Case—Case No. 516, Scheme III.

The property, consisting of 16,278 square yards of vacant land under cultivation and situated close to the junction of Churney Road and Khetwadi Main Road, was acquired as an additional property in connection with the final revision of Scheme III.

This property, together with the land in Case* 58, Scheme III, formed one large Estate, belonging to the heirs of Permanandas Jivandas, and was owned by Mr. Karsandas Natha. The latter (Case 58) was acquired through the Special Collector and was taken to the Tribunal and then to High Court, as reported in Appendix L of the Administration Report of 1908-09, and the Trust ultimately had to pay for the land at the rate of Rs. 15·11 per square yard.

The remaining land comprised in Case 516 was settled amicably at an all-over rate of Rs. 20 per square yard, *i.e.*, for a total amount of Rs. 3,25,560 including all interests.

This property had far better frontages than that in Case 58, and had to be valued as on 6th August 1908, whereas in Case 58 the valuation was as on 25th September 1902 ; hence the higher rate.

VII.—Ismail Beg Mahomed's Case—Case No. 476, Scheme V.

This is the largest area included in one holding in Scheme V which has been acquired by the Trust. It measures 2,28,554 square yards and is situated on old Matunga Road on which it has a frontage of 1,240 feet. It was settled at an all-over rate of Rs. 1-4-0 per square yard including all interests.

The Collector made his formal award for Rs. 2,85,692 in November 1909.

VIII.—Borah Isaji Moosaji's Case—Case No. 14, Scheme V.

The land in the case covered an area of 44,598 square yards and was situated on the west of Vincent Road not far from its junction with Naigaon Cross Road. The owner had purchased small pieces at different times chiefly between 1889 and 1899, with a view to make up a large area, suitable for a mill or for residential quarters. Owing to its proximity to the two Dadar Stations and the Dadar Market, the owner claimed Rs. 6 per square yard, although it had no frontage on or access from any road. That case was at first very strenuously contested for a number of hearings, but eventually the claimant agreed to settle it at an all-over rate of Rs. 1-6-0 per square yard. The land was thus acquired under an amicable settlement for a sum of Rs. 61,322, inclusive of all interests and the Collector declared his award in September 1909.

IX.—Shamrao Laud's Case—Cases Nos. 492 and 493, Scheme V.

The owner of the above cases had *given* his land free of cost to the Municipality in 1890-91, for the construction of Vincent Road, in consideration of his having been allowed to retain extensive frontages on the new road. He had thus secured good frontages for his lands and one of these lands was the land

* V. 8-9 Report, p. 72.

comprised in Case 493. It measures 19,835 square yards, having two ground floor bungalows each yielding a rental of Rs. 60 per mensem. The enquiry in the matter of the acquisition of this land was proceeded with before the Special Collector, and occupied several hearings. The owner claimed a rate of Rs. 8 per square yard and Rs. 8,000 for the buildings, making a total claim of Rs. 1,66,072. The case was, however, eventually settled for Rs. 49,703, on the understanding that the owner would be allowed to remove the materials of the two bungalows.

With the above case was settled another case of the same owner, which was subject matter of Case 492 and measured only 1,385 square yards. As this had no frontage it was settled at Rs. 1-1-0 per square yard being the rate which the Special Collector had awarded for similar lands in the immediate vicinity.

The Collector made his award as per settlement arrived at, early in April 1910.

X.—Case No. 28, Scheme XXIX.

This property, commonly known as Bhimpura, consists of 2,077 square yards of land on the east side of Dougri Street and 2 blocks of buildings used as godowns. The property is about 300 feet from Bhat Bazaar which is an important grain market of Bombay. Before the Collector the claimant asked Rs. 2,60,518 based on a hypothetical building scheme, but eventually the compensation payable was settled amicably at Rs. 1,10,000.

III.—Unfinished Cases.

XI.—Vasantrao Anandrao's Case—Case No. 474, Scheme V.

This is vacant land under cultivation measuring about 50,000 square yards and is situated on the east of Vincent Road, but has no frontage thereon. It has access from the road by a passage which leads to Bhandarwada and Khara Villages. The land is irregular in shape, and extends from near Vincent Road to near Matunga Road, but is separated from the two roads either by the Trust land or the lands belonging to private owners. It is, in fact, back land with access from the roads, but the claimant's Engineer has valued it at an all-over rate of Rs. 7¼ per square yard, which is based on a hypothetical building scheme. The Trust have valued this at Rs. 1-6-0 per square yard.

XII.—Tixera's Lands—Cases Nos. 252 & 254, Scheme V.

These cases cover an area of 11,509 square yards on which are grown "Saeli", "Nunali" and "Mogra" flowers, which are said to yield a gross income of about Rs. 6,500 per annum.

On the strength of this income, the owners have made a claim of Rs. 1,31,975, which is equivalent to a rate of about Rs. 11½ per square yard.

Having regard to the user of this land, the owners are allowed to continue in possession of it as far as practicable, and hence these cases have been allowed to stand over, but they will be restored to the Collector's Board in due course.

XIII.—Village Properties, Scheme V.

Besides the above two principal cases, there are a number of village house cases, which have been opened, but which have been adjourned "*sine die*," pending the decision as to the most equitable way in which they could be dealt with, having regard to the class of these properties and their user as village houses.

XIV.—Registered Lease Cases, Scheme XXIX (vide 8-9 Report, p. 75).

Proceedings are still pending in the important class of cases on Nowroji Hill, in which the land is held under lease from Mr. Jalbhai A. Sett, with a covenant that in case of acquisition by Government or the Municipality Mr. Jalbhai is to get the value of land, and the tenants in some cases the value of the building and in others the value of materials of the structure.

The advisability of stating a case for the decision of the High Court was considered, but the Trust were finally advised to follow the usual course.

The Trust have been advised by Counsel as to the mode of valuation in this class of cases, and the matter is receiving careful consideration.

XV.—Guzdar's Case—Case No. 4, Scheme XXXI (vide 8-9 Report, p. 75).

During the year ending 31st March 1910, Government put in a claim of Rs. 93,917 for their interest in the land, and several days were occupied in cross-examining their surveyor.

Though this case was opened on 20th August 1908 and there have been 42 hearings, Mr. Guzdar has not finished his case; but the Trust valuation amounting to Rs. 2,04,144 was put in before the close of the year. Mr. Guzdar values the freehold at Rs. 4,37,739.

XVI.—Wadia's Case—Case No. 15, Scheme XXXI.

This property is situate between Sooparibag and Government Gate Roads and comprises an area of 58,439 square yards.

On the 1st February 1909, Messrs. Wadia claimed Rs. 8,11,252, but on the 17th June following, this claim was increased to Rs. 9,21,085. The valuations are both based on hypothetical plotting schemes. The claimants have now closed their case and the Trust will open theirs early in June. They value the land at Rs. 6½ per square yard plus the value of the materials.

J. P. ORR, *Chairman*,
City of Bombay Improvement Trust.

BOMBAY, 1*st November* 1910.

APPENDIX **M** (1)

(*Referred to in para. 16 of Report.*)

EXCERPT from the Proceedings of a Meeting of the Trustees for the Improvement of the City of Bombay, held on the 3rd August 1909.

2. Considered the following Report of the Finance and Establishment Committee, No. X, dated 17th July 1909 :—

Investment of Surplus Cash Balances.

We beg to report that, as the result of deliberations and negotiations in pursuance of the orders in Trustees' Resolution No. 172, dated 6th July 1909, we have come to an arrangement with the Bank of Bombay by which they are made the Board's sole Bankers for three years from the 9th instant on the terms which are set out below :—

Current Account No. 1.

The Bank of Bombay does not allow interest on Current Accounts ; and a small balance should be maintained by the Trust, on which no interest will be allowed, to meet minor disbursements. When monies are withdrawn from deposit accounts mentioned below they may be transferred to this account pending disbursement.

Current Account No. 2.

Any year that the Bombay Improvement Trust issue a loan the amount received for their Bonds is to be maintained in this account free of interest up till 1st November, on which date the Improvement Trust shall distribute the balance to Current Account No. 1 and the deposit accounts named below. Provided that in case of the Trust issuing a loan in London earlier in the year than loans raised in India, the proceeds of the loan shall be deposited to credit of this account. The Bank shall allow interest on such part of the proceeds of the loan as the Trust may at any time place as a fixed deposit till the 31st August following at the Bank's current rate for fixed deposits on the day of such deposit subject to a minimum of 2 per cent. per annum. Such portion of the proceeds of a loan issued in London as may be placed in fixed deposit in terms of the foregoing provisions shall be re-credited to Current Account No. 2 on 31st August. From 31st August until 1st November the money left with the Bank will be free of interest.

No part of the fixed deposit can be withdrawn before 1st September, but with this exception the Improvement Trust may withdraw any money from this account any time before 1st November for purpose of disbursement.

Fixed Deposits.

The Bank of Bombay will receive from the Trustees monies on fixed deposit subject to notice of withdrawal of either at least 30 days or at least 90 days, as follows : the Improvement Trust to state at the time the money is lodged whether the deposit is to be under arrangement No. 1 or arrangement No. 2.

Arrangement No. 1.

Minimum deposit	Rs. 50,000
Maximum ,, ...	Rs. 20,00,000
Notice of withdrawal	30 days or more.

Rate of interest ...	...	...	...	...	...	2 per cent. under Bank rate.
Minimum interest	...	...	...	...	...	2 per cent.
Maximum ,,	...	...	...	...	...	5 ,,

Arrangement No. 2.

Minimum deposit	...	...	...	...	...	Rs. 1,00,000
Maximum ,,	...	...	...	...	...	Any amount.
Notice of withdrawal	...	...	...	...	...	90 days or more.
Rate of interest	...	...	...	...	...	2 per cent. under Bank rate.
Minimum interest	...	...	...	...	...	2 per cent.
Maximum ,,	...	...	...	...	...	6 ,,

Generally.

The Trustees can withdraw without giving notice sums aggregating not more than Rs. 5,00,000 in any one week from the two deposit arrangements named above, by forfeiting interest on the receipts paid. Such withdrawals are to be made to meet only unforeseen *bonâ fide* expenditure required to be incurred by the Trust, and a period of one month must elapse after any such withdrawal before any further similar withdrawal which brings the aggregate withdrawals within one month over Rs. 5,00,000, is made. The entire banking business of the Improvement Trust to be with the Bank of Bombay. With regard to the Fixed Deposit arrangement No. 1 the Bank will issue their Fixed Deposit Receipts in sums of Rs. 50,000 or more to suit the convenience of the Trust, and any of these receipts can be cashed as required by giving the necessary notice. With regard to the Fixed Deposit arrangement No. 2 the Bank will issue their Fixed Deposit Receipts in sums of Rs. 1,00,000 or more to suit the convenience of the Trust, and any of these can be cashed as required by giving the necessary notice. Notice of withdrawal on arrangement No. 1 or arrangement No. 2 can be given by the Improvement Trust at the time of deposit or any time later. On the expiration of the period of notice interest will cease on the relative deposit receipt or receipts. The above arrangement to begin on 9th day of July 1909, and to terminate on 8th July 1912.

The Board are free to invest any portion of their funds in public securities at any time except by way of "budli" transactions.

RESOLUTION No. 195.—The Report is adopted.

APPENDIX M (2)

(Referred to in para. 20 of Report.)

EXCERPT from the Proceedings of a Special Meeting of the Trustees for the Improvement of the City of Bombay, held on the 28th September 1909.

4. Considered, with reference to Trustees' Resolution No. 166 of the 29th June 1909, the following:—

(*a*) Letter to the Secretary to Government, General Department, No. 1228, dated 25th July 1909 :—

Interpretation of Section 79, C. B. I. Act.

In accordance with my Board's Resolution No. 166 of 29th June 1909, I have the honour to submit herewith for the consideration of Government a copy* of the said resolution together

NOTE.—Under Section 60 (2) of the Improvement Act, no portion of the Flats can be occupied by buildings of a permanent character.

* Exhibit A.

with a copy† of the Hon'ble Mr. Basil Scott's opinion of 29th January 1903 and the Municipal Commissioner's No. 9710‡ of 30th June 1909 with the Hon'ble Mr. Lowndes's opinion thereto appended and to request that in view of the widely divergent legal opinions given in these papers, you will be good enough to move Government to instruct me as to what in their view is the proper course for my Board to follow.

2. The question is whether Section 79 (3) of City of Bombay Act does not require the Trust to pay Corporation the 17 lakhs odd now appearing as the balance in the special account kept under Section 79 (3) of the City of Bombay Improvement Act.

3. On the one hand a section of the Trustees supported by the Hon'ble Mr. B. Scott's opinion and by the exposition of the intentions of the legislation given to them by Sir Walter Hughes who was one of the two men to whom the original drafting of the Act was entrusted, declare such payment absolutely illegal.

4. On the other hand another Section (all members of the Corporation) supported by the Hon'ble Mr. Lowndes's opinion and by the exposition of the intention of the legislature given to them by Sir Bhalchandra Krishna who was one of Sir W. Hughes's confreres on the Select Committee appointed to consider the City of Bombay Improvement Bill declare the payment not only legal but compulsory.

5. My own conviction based on an independent study of the Act, the result of which is summarised in the appended extract § from my private notes is so strongly in favour of the illegality of the payment that I could not conscientiously make the payment even if the whole of my Board were against me (which is very far from being the case).

6. This conviction remains as *strong as ever even* after a study of Mr. Lowndes's opinion which I had not seen till the Commissioner brought it before my Board on the 29th ultimo. For while I recognise the possibility of the Act bearing the interpretation put upon it by the Hon'ble Mr. Lowndes, I think that the opposite interpretation is far more consistent with the general tenour of the Act and with the dictates of sound finance.

7. In this connection I have studied the voluminous correspondences and discussions on the City of Bombay Improvement Bill, and while I find nothing inconsistent with my views therein I find much that strongly supports them. In particular I would call the attention of Government to the 3 passages quoted in a separate note¶ hereto appended which are to my mind conclusive.

8. The main difficulty of the position arises from the fact that for at least the last 6 years (*i. e.*, since the date of Mr. Lowndes's opinion) the Corporation have been reckoning on the receipt of this 17 lakhs and have been confirmed in their expectations by the debates upon the new Bill for amendment of the Bombay City Improvement Act, express provision for this payment having been made therein in precise and unmistakable terms. That Bill, however, has now been dropped and with it have gone besides the provision for this payment by the Trust to the Corporation the provisions (proposed, I understand, in Select Committee) for a far more than compensating payment by the Corporation to the Trust of an annual contribution of 3 per cent. on the city assessments and for liberal subventions by Government.

9. The withdrawal of this Bill leaves the Trust in a far less favourable position than the Corporation as regards their capacity for borrowing. The Corporation will, I am sure, be able to raise loans on far easier terms than the Trust once the relative financial positions of the two bodies become known to the public. It is this consideration which apart from the question of law weighs most with me in determining that the Trust ought to hold on to whatever Capital they have in order to avoid the necessity of borrowing more next year.

10. I have represented that the effect of our borrowing 17 lakhs to pay to the Municipality is to put on the ratepayers of the future a heavy burden in relief of the ratepayers of to-day whose burden hitherto in respect of the Trust's operations has been not half of what was recognised by the Legislature with the concurrence of the Corporation

†Exhibit B. ‡ Exhibit C. § Exhibit D. ¶ Exhibit E. (Printed as appendix.)

as a reasonable burden. In reply to this representation it has been pointed out with much force that since the Trust have as a matter of fact raised the necessary loan they may as well pay the 17 lakhs to the Corporation to save the latter from the necessity of borrowing that sum this year. The effect of either Body's borrowing is indeed to burden future generations; but there will be no such unfair shifting of the burden from the present on to future generations if the Trust save the 17 lakhs for their Capital operations of next year as there will be if the Trust pay the 17 lakhs to the Municipality.

11. For this reason and also because the Trust's financial forecast shows that the Trust will for many years to come have to draw more and more on Capital to meet interest on old loans, from which it follows that the raising of fresh loans will be more and more a costly business to them and therefore a more and more heavy burden on the ratepayers of the future. I hold that in fairness to the ratepayers of the future the Trust ought not to be required to pay this 17 lakhs to the Corporation.

12. You will, however, see from the Trust's Resolution (Exhibit A) that the Trust are prepared to follow whatever course Government may declare to be the right course to follow in this matter.

(*b*) Letter from the Secretary to Government, General Department, No. 3743, dated 22nd July 1909 :—

With reference to your letter No. 4812, dated the 5th instant, I am directed to state that Government are of opinion that Section 79 (3) of the City of Bombay Improvement Act, 1898, requires the Trust to pay to the Corporation, subject to the claims of Government, the amount of Rs. 17 lakhs now appearing as the balance in the special account kept under that section. The amount should be distributed in accordance with Section 79 (3) (*b*) of the Act.

(*c*) Statement prepared under Section 79 (3) of the Act showing that the proportionate sum payable to the Corporation amounts to Rs. 16,76,006 and to Government Rs. 1,00,043.

Statement showing the distribution of net credit Balance under General Account as per Section 79 (3) (b) of the Act.

	Rs.	a.	p.
Total Credit Balance as per Section 79 (1) as at 31st March 1909	20,80,318	4	5
Total Debit Balance as per Section 79 (2) as at 31st March 1909	3,04,169	2	10
Net Credit Balance as at 31st March 1909 ...	17,76,149	1	7

Distribution.

	Rs.	a.	p.
Net Credit Balance as above	17,76,149	1	7
Amount to be paid to the Corporation, being Municipal Contribution in 1908-1909 as per Section 79 (3) (*b*) (*i*)	4,50,000	0	0
Balance ... ... Rs.	13,26,149	1	7
Amount to be paid to Government as per Section 79 (3) (*b*) (*ii*). Value of Schedule "C" Lands appropriated as per spaces is Rs. 14,62,470 and the sum at 61 per cent. on the same works out to	8,927	2	8
Balance ... ... Rs.	13,17,221	14	11
Amount to be paid to Government as profits in accordance with section 79 (3) (*b*) (*iii*).—			
Rents, &c., of Schedule "C" Lands for 1908-09... ... ... Rs. 1,74,072 11 3			
Rents, &c., of Schedule "E" Lands for 1908-09... ... ... „ 1,12,631 2 8			
Rs. 2,86,703 13 11			
Carried over ... Rs. 2,86,703 13 11			

Brought forward ... 2,86,703 13 11

Deduct—

Expenditure for 1908-09.

Schedule "C" Lands... Rs. 43,917 4 5
Do. "E" do. „ 1,362 2 6
——— Rs. 45,279 6 11

Maintenance of Streets.

Schedule "C" ... Rs. 4,132 0 6
Do. "E" ... „ 3,586 15 11
——— „ 7,719 0 5

Municipal Rates and Taxes.

Schedule "C" ... Rs. 7,039 3 10 *Dr.*
Refunds ... ... „ 4,263 13 10 *Cr.*
——— „ 2,775 6 0
Schedule "E" ... Rs. 7,943 6 6 *Dr.*
Refunds ... ... „ 4,260 1 6 *Cr.*
——— „ 3,683 5 0

Interest and Sinking Fund.

Charges at 4·61 per cent. on Capital Expenditure as detailed below :—

Schedule "C" Expenditure Captial Cost up to 31st March 1908 including preliminary expenses ...	...Rs.	4,49,315		
Half cost of works executed in 1908-09	„	16,083		
Schedule "E" Capital Cost up to 31st March 1908 ...	„	4,30,007		
Half cost of works executed in 1908-09	„	1,460		
Capital borrowed to meet interest and Sinking Fund charges up to 31st March 1908	„	75,240		
	Rs.	9,72,105	„ 44,814 0 8	„ 1,04,271 3 0

Total net profit on Schedules "C" & "E" ... ... Rs. 1,82,432 10 11
Balance ... ... Rs. 12,26,005 9 6
½ on the above... ... ... „ 91,216 5 5

Amount to be paid to the Corporation under Section 79 (3) (*b*) (*iii*)... ... Rs. 12,26,005 9 6

Abstract of the above.

Sums to be paid to the Municipal Corporation under Section 79 (3)

	(*b*) (*i*) ... Rs.	4,50,000 0 0	
„ „ „	Section 79 (3) (*b*) (*iii*) ... „	12,26,005 9 6	
			16,76,005 9 6
Sums to be paid to Government under Section 79 (3) (*b*) (*ii*) ... Rs.		8,927 2 8	
„ „ „	Section 79 (3) (*b*) (*iii*)... „	91,216 5 5	
			1,00,143 8 1
		Total ...	Rs. 17,76,149 1 7

RESOLUTION No. 247.—The payment under Section 79 of the Act should now be made in accordance with Trustees' Resolution No. 166, dated 29th June 1909.

Appendix to the Board's Proceedings, dated 28th September 1909.

EXHIBIT A.

BOMBAY IMPROVEMENT TRUST.

SECRETARY'S OFFICE,

ESPLANADE ROAD.

EXCERPT from the Proceedings of the Special Meeting of the Trustees for the Improvement of the City of Bombay, held on the 29th June 1909.

3. Read the following note by the Chairman, dated 24th June 1909, on the interpretation of Section 79 of the Act, copy of which was sent to the Municipal Commissioner under No. 4668, dated 24th June 1909 :—

1. Section 79 comes under the head "Disposal of Balances." It is confined to balance in the *General* Account and has no reference to balances in the *Capital* Account.

2. Section 79 (1) gives the rule as to application of the credit balance *of any year*.

3. Section 79 (2) gives the rule as to application of the debit balances *of any year*.

4. Section 79 (3) states a proviso which governs the general rule given in Section 79 (1) and therefore it applies to *the credit balance (if any) of each particular year after* 1907-08.

5. Section 79 (3) cannot come into operation at all in any year in which there is a debit balance and not a credit balance in the General Account. For in such a year the rule as to disposal of balances is that given in Section 79 (2) and not that given in Section 79 (1) which alone is governed by the proviso given in Section 79 (3).

6. If this view is correct, it will be illegal to pay to the Municipality the Rs. 17,07,099 provided in the Budget under Capital Account for "payment to Municipality under Section 79 (3) of the "Act," and as such non-payment may seriously embarrass the Municipality, we ought to warn the Municipal Commissioner at once of this contingency. A copy of this note should therefore be sent to him at once.

7. It may be pointed out that according to Mr. Dunn's financial forecast adopted by Trustees' Resolution No. 60 of 2nd March 1909, the General Account is henceforth likely to show a debit balance every year. The result will be that the credit balance of Rs. 19 lakhs appearing in the special accounts kept under Section 79 (3) at end of 1907-08 will be gradually reduced and there will be ultimately (in about 5 years' time) nothing to refund to the Municipality under that section.

The Chairman stated that in spite of provision having been made in the Budget for paying Rs. 17,07,099 to the Municipality as per Trustees' Resolution No. 51, dated 26th February 1909, he would feel himself precluded from making the payment because, agreeing with Sir Basil Scott (Trustees' Resolution No. 57 of the 13th March 1903), he considers such payment absolutely illegal.

Mr. Sheppard, the Municipal Commissioner, read an opinion obtained by the Municipality from Mr. Lowndes to the effect that such payment by the Trust to the Corporation is required by law, and promised to reply to the Chairman's note as above printed,

RESOLUTION No. 166 :—The Chairman should be requested to submit his note, with the Commissioner's reply thereto, to Government for instructions, informing them that the Board are prepared to abide by the views of Government as to what is the proper course to follow.

EXHIBIT B.

BOMBAY IMPROVEMENT TRUST.

SECRETARY'S OFFICE,
ALBERT BUILDINGS.

Excerpt from the Proceedings of a Meeting of the Trustees for the Improvement of the City of Bombay, held on 3rd March 1902.

3. Considered papers underlying Circular No. 55 on the following opinion of Counsel (Mr. Basil Scott) regarding the Sections of the Act relating to account:—

"1. Whether any items of expenditure other than those expressly or by necessary implication included in Section 77 (1), and auditors' fees, under Section 89, can be debited to the General Account, or can any other Debit be raised against the General Account?

1. In my opinion other items of expenditure may be so debited. Section 77 provides that the moneys credited to the General Account shall be held in trust and that certain charges are to be met from that fund. The enumeration of these charges does not expressly negative the payment of other charges not directed to be debited to Capital, nor in my opinion does it impliedly exclude such payment. The enumeration was apparently considered necessary on account of the unusual direction of Section 75 (1) that certain expenses of management shall, for a period of years, be charged to Capital. The effect of the enumeration in Section 77 is that charges of management are distributed between the Capital and General Accounts. There is nothing in Sections 75-79 to negative the ordinary right of Trustees to charge to the Revenue of the Trust funds all outgoings in connection with the management of the Trust Estate except such as are expressly or by the practice of accounts chargeable to Capital.

2. To what account can be debited the cost of Repairs, Insurance, Rent and other outgoings and the cost of upkeeping other than Management, and Incidental Expenses [Sec. 75 (1)] and Collection and Supervision [Sec. 77 (1) (*b*) and (*c*)]?

2. I think they should be debited to the General Account.

3 (*a*). Should the premia received by the Board on granting leases and any similar consideration not being strictly "Rent" be treated as "Proceeds" of the sale of any portion of the lands or buildings vested or vesting in the Board under Sec. 64, or must they, as "other proceeds," be credited to the General Account under Sec. 76?

3 (*a*). I think these premia not being "sale proceeds" should be credited to the General Account under Section 76.

3 (*b*). Must "all receipts by the Board" in Sec. 76 be read strictly, or can it be confined to "all receipts *on account of Revenue*?"

3 (*b*). I think money raised on loan and its income until it is used for Capital expenditure should be credited to Capital, but all other receipts other than the sale-proceeds of lands and buildings vesting in the Board should be credited to the General Account under Section 76.

3 (*c*). Does the Section sweep into the General Account such possible receipts as—

(*i*) Proceeds of sale of moveable property (other than buildings) the cost of which will (it is presumed) have been debited to Capital Account.

(*ii*) Compensation received for damages to the Board's land or buildings.

(*iii*) Compensation received for breach of any contract relating to Capital Expenditure.

(*iv*) Profits on the Board interim investments on Capital Account.

(*v*) Generally any receipt not on account of revenue nor relating to any item which can be debited to the General Account ?

3 (*c*). The words of the Section involve this result.

4. Do the Trust retain the credit balances for the first 10 years, or are they or the net credit balance (in case of their being a debit balance in any such year) to be applied under Section 79 (3) (*a*) and (*b*) ?

4. I think the net credit balances if any during each of the first 10 years must be applied at the end of each year in the manner provided in Section 64.

5. Under Section 79 (3) (*a*) or (*b*) (1) do the Corporation receive back the whole of their payments under Sections 72 and 73 during the years to which the net credit balance to be divided relates or only their payment during "the previous official year?"

5. In my opinion they should only receive back a sum not exceeding the payment made by them in the previous official year (commencing from the 11th year).

6. Will the separate account mentioned in Sec. 79 (3) have to be closed from time to time by debiting the applications by it directed to be made ?

6. I think it should be closed every year during the first 10 years by debiting the applications directed to be made.

7. Will the assumed net Credit Balance of Rs. 20 lakhs mentioned in the Chairman's letter be divisible as follows :—

	Rs.
Repayable to the Municipal Commissioner under *b*, *i*.....	5,00,000
Payable to Government under *b*, *ii*	60,000
Payable to Government under *b*, *iii*	2,00,000
Balance payable to the Corporation under *b*, *iii*..... ...	12,40,000
Rs.	20,00,000

7. I think so.

8. Whether any of the provisions in Bombay Improvement Act, 1898, are so inconsistent with one another or so opposed to the proper principles of finance as to call for amendment ?

8. I do not think any amendment is called for unless it is shown that by adhering to the provisions of the Act confusion is caused in the accounts.

(Sd.) BASIL SCOTT.

30*th November* 1902.

Further opinion by Mr. Basil Scott.

" I have re-considered the above opinion with reference to the effect of Section 79.

Sub-section (1) of this Section is imperative, not discretionary. It provides that any credit balance which the General Account shall disclose at the end of any year shall be applied in the manner provided under Section 64. When the balance has been applied in this manner the money is gone. The Sub-section is, it is true, subject to the proviso in Sub-section (3), but that proviso does not interfere with the application of any credit balance during the 1st ten years therein mentioned. It only provides for the application of credit balance after that period has expired. If it were held to prevent the application of credit balances under Sub-section (1) during the first ten years, Sub-section (1) would be meaningless.

The proviso directs that a separate account shall be opened in the books of the Board in which all debit and credit balances shown from year to year in the General Account shall be entered. The account so opened must for the first ten years be a phantom account represented by nothing tangible as all balances to credit of the General Account will have been applied under Sub-section (1).

The result will be that on making up the phantom account at the end of ten years' period, although a credit balance may appear on paper, it will be only a paper balance. It will be represented by no money or securities and there will not till the 12th year be anything in hand which can be applied in making the payments specified in Sub-section (3).

If the General Account in the 11th year shows a credit balance, the operation of the proviso will then prevent the application of the balance under Sub-section (1), and it will be available for division in the 12th year in accordance with the provisions of Sub-section (3).

There is no provision directing the Board to raise a sum equal to the credit balance as appearing from the account made up at the end of the 10th year. The power of borrowing given by Section 52 expressly covers borrowing to wipe out a debit balance chargeable to Capital under Section 79, but there is no authority given to raise money to convert the phantom into a real balance."

(Sd.) BASIL SCOTT,

29th January 1903.

RESOLUTION No. 57.—To be recorded.

EXHIBIT C.

No. 9710 of 1909-10.

From

W. D. SHEPPARD, Esq., I.C.S.,
Municipal Commissioner
for the City of Bombay.

To

THE CHAIRMAN,
City Improvement Trust.

MUNICIPAL COMMISSIONER'S OFFICE,
BOMBAY, *30th June* 1909.

SIR,—With reference to your endorsement No. 4668 of 24th June forwarding your memorandum regarding Section 79 of the City of Bombay Improvement Act in which the question of the *legality* of the payment of the accumulated balances in the General Account is now questioned by you, I have the honour to forward for your perusal a statement placed before Counsel (Mr. Lowndes) on this very point in the year 1903 and to enquire whether you agree with me that the payment of the balances to the Municipality is both legal and necessary subject to the claims of Government under Sub-section (ii) of Section 79 (3). Should you not

agree, I have the honour to request that you will make an early reference to Government on the subject and obtain instructions from them.

A very early settlement of the point is urgently necessary.

I have, &c.,
(Sd.) W. D. SHEPPARD,
Municipal Commissioner.

Ex parte.

THE MUNICIPALITY.

Re ; *Section 79 of the City of Bombay Improvement Trust Act*, 1898.

INSTRUCTIONS FOR COUNSEL TO ADVICE.

A question of great importance to the Municipality on the one hand and to the Board constituted under the City Improvement Trust Act on the other hand, has arisen in regard to the precise meaning and effect of Section 79 of the Improvement Trust Act.

Before discussing this point in detail it may be well to glance briefly at the preceding provisions of this Chapter (Chapter VI Revenue and Expenditure) so as to obtain a clearer idea of the balances of the General Account with which Section 79 purports to deal.

Section 72 provides in somewhat ambiguous and imperfect terms for an annual Municipal contribution being made to the Trust (Counsel has already jointly with Mr. Inverarity advised the Municipality as to their position under this Section, but that is not the point which is at present directly in question though when the question of amending the Act is considered, the proper construction of Section 79 may have a material bearing on that matter. For present purposes however it may be assumed that the Municipality do have to make and do make a large annual contribution, the amount of which, and the manner in which that amount is arrived at, being for the purposes of this case quite immaterial).

Section 73 provides for an annual statement of debits and credits, as between the Municipality and the Board, being furnished by the latter to the former, and for the adjustment by a payment on 1st December by one or the other as the case may require. (It is also unnecessary for present purposes to consider the particulars of these debits and credits.)

Section 74 provides for the payment by Government to the Board for 99 years of rent and profits derived from Schedule F lands subsequent to 31st March 1897.

Section 75 (1) provides that during the first 15 years the cost of management, and of the Tribunal expenses (Section 48 (9)) are to be charged to capital and thereafter are to be apportioned between capital and revenue.

(2) That the Capital Account shall show the expenditure on each scheme separately and distinguish between expenditure on—

(*a*) Schedule C Lands,
(*b*) „ D „ and
(*c*) „ E reclamation areas.

Section 76 provides that all receipts by the Board and all proceeds (other than sale proceeds) of lands and buildings are to be credited to the General Account (this is the first time the General Account is mentioned).

Section 77 (1) directs that moneys credited to the General Account are to be held in trust and (except as thereinafter provided) are to be applied to the following charges—

(*a*) payments for interests and sinking funds (SS. 52 and 56) and payments for interest (SS. 68 and 70);
(*b*) cost of separate establishment for collecting rents, etc ;
(*c*) cost of petty and other establishments for supervision of properties and revenue purposes ;

(*d*) cost of management apportioned to revenue under Section 75; and
(*e*) Municipal rates and taxes on the Board's properties.

(2) Authorises the Board to advance sums standing to the credit of the general account to meet current capital expenditure; monies so advanced to be adjusted in the accounts of the year in which advanced.

Section 78 directs that the general account shall distinguish between items in respect of—

(1) Schedule C lands,
(2) „ D „
(3) „ E reclamation areas, and
(4) other lands and buildings vesting in the Board.

We now come to Section 79 which, under the head "Disposal of Balances," shows how the credit or debit balance of the General Account *at the end of any year* is to be applied or dealt with, and paid or met, as the case may be.

Sub-Section (1) says that "*subject to the proviso hereinafter appearing*" (that is to say subject to the proviso contained in Sub-Section 5) any credit balance which the General Account shall disclose at the end of any year shall be applied in the manner provided under Section 64 for the application of the proceeds of sales of land vested or vesting in the Board under the Act, *that is to say* either to meet current capital expenditure *or in* liquidation of the principal sum of any debt contracted by the Board under Section 52, *or* by way of addition to the amounts payable in respect of Sinking Funds (Section 55).

Sub-Section (2) directs that any debit balance shall be debited to capital subject to certain limits, and met by being included in the next loan under Section 52 to 54.

Then follows the proviso (Sub-Section (3)) referred to in Sub-Section (1) and to which the last mentioned Sub-Section *is* expressly made subject, namely that *all* such debit and credit balances shall be entered in a separate account and whenever and as often as subsequent to the completion of the tenth official year such account made up to the end of the previous official year shall disclose a net credit balance, such net credit balance shall be applied in making certain specified payments.

These payments, it will be observed, are exhaustive of the entire net credit balance and the application which Sub-Section (1) directs being thus *subject* to these payments, it becomes evident that Sub-Section (1) can only take effect at all during the first ten official years for which the payments provided for by Sub-Section (3) are suspended.

During these ten years, and only during these ten years can credit balances of the general account be applied pursuant to Sub-Section (1) and the question is what is to happen after the expiration of the ten years *as to the net credit balance (if any) shown by the General Account* at the end of the previous official year that is to say of the 10th year.

It is practically certain that the General Account will at the end of the 10th year show a large net credit balance. At the end of no single year has that account yet shown a debit balance and it appears from the Board's last Administration Report that the credit balances for the five years ending 31st March 1903 aggregate a total of upwards of 17 lakhs of rupees which therefore is the net credit balance shown by the General Account as of that date.

It is believed to be a contention of the Board that if by the end of the 10 years the net credit balance which may be shown by the General Accounts for those years shall have been in fact applied in the manner directed in Sub-Section (1) it will have disappeared except as a mere account balance, and that as the Act contains no provision for providing or making good the amount by loan or otherwise there will be no sustainable claim either on the part of the Municipal Corporation or the Secretary of State to have the amount paid as contemplated by Sub-Section.

(3) The Municipal Commissioner is not at all disposed to accept this view, and it is submitted there is good ground for doubting whether it can possibly be correct—under the proviso [Sub-Section (3)] the net balance is to be *paid* in the manner therein provided, in other

words it is submitted that however the Board may have applied the money in the meanwhile under Sub-Section (1) and notwithstanding any such interim application there is a positive obligation imposed on the Trust not only to apply but to *pay* if after the completion of the 10 years in accordance with Clauses (*a*) and (*b*) of Sub-Section (3) and if the specific amount has been applied to and is then represented by Capital Expenditure by some portion of a debt redeemed or by an addition to sinking funds, it must be provided for out of some other balance or balances when available, if it cannot be borrowed under Section 52.

Supposing instead of a credit balance there had been at the end of each of the last five years a debit balance and supposing that at the end of each of the next five years there had been a credit balance, and that the credit for the last five years exactly equalled the debit balances for the first five years, there would obviously be net credit balance for the 10 years to be divided and paid under Sub-Section (3)—but suppose on the other hand that the general account at the end of the tenth official year disclosed a net debit balance it is evident apparently that the credit balance of subsequent years (if such years should result in credit balances) would go against the net debit balance until it should be thus converted into a net credit balance.

Counsel is requested to advise the Municipal Commissioner (after conference).

Whether *the net credit balance of the General Account* after the expiration of the first 10 years (assuming it discloses such net credit balance) will have to be provided by the Board of the City Improvement Trust and applied and paid in the manner prescribed by Sub-Section (3) of Section 79. And generally what will after the completion of the 10th official year be the legal position and the relative rights respectively of the Municipality and of the Board in respect of such net credit balance for the 10 years.

I am of opinion that under the provisions of Section 79 (3) any net credit balance which may be disclosed by the account provided for by the Sub-Section at the expiration of the 10th official year will have to be paid by the Board to the Commissioner and to the Secretary of State and Government in the proportions laid down and that the Board will have to provide for this payment when the period arrives.

How this would be done would be a matter for the discretion of the Board, but they would be able, if necessary, to borrow the amount under the provisions of Section 52 as the payment would, I think, be within the expression "cost charges or expenses incurred or to be incurred in the execution of this Act."

The Board have under Section 79 (1) the power (and are bound) to apply any credit balances there may be at the foot of the General Account during the 10 years as therein provided, but this application is expressly subject to the proviso of Sub-Section (3) and cannot exonerate them from the ultimate payments provided for by that Sub-Section. It looks as if it was in the minds of the framers of the Act that there would be an ultimate *debit* balance at the end of the 10 years and *as if* the intention was to allow such a debit balance to be set-off against subsequent credits. But the provisions of the Act are clear and it is not in my opinion open to doubt that if there is a net credit balance at the end of the 10 years, it will have to be paid by the Board in the way provided for by Sub-Section (3) despite its intermediate provisional application under Sub-Section (1).

(Sd). G. R. LOWNDES.
4th December 1903.

EXHIBIT D.

THE ACT ON THE UTILISATION OF TRUST PROFITS.

The framers of the Act intended that under Section 72 the Trust should have power to exact from the Municipality such contribution as was estimated to be necessary to make receipts and expenditure in the General Account at least balance, subject to a maximum contribution of 2 per cent. on the rateable value of the City. This maximum serves to protect the interests of the present day ratepayer; if more than this amount is required it is raised by debit to Capital and thus becomes a charge on the ratepayers of the future, who in their turn find protection *in* the maximum of 15 per cent. prescribed as the limit beyond which capital may *not* be drawn upon to pay interest, *vide* Section 79 (2).

2. Section 79 shows that it was the intention of the Legislature that during the first 10 years of the Trust's operations all surpluses in the General Account should go to the Capital Account to reduce borrowing or to swell the Sinking Fund. It is only after 10 years that the profits of any year can be made over to Government and the Municipality instead of being taken to Capital; and they can only be so made over if there has been a nett profit in the aggregate transactions of the General Account for all years up to date.

3. This provision for the occasional assignment of a share in the Trust's profits to the Municipality was apparently made in case it should be represented as a grievance by the Municipality that in the first 10 years more had been exacted from them than was necessary to balance the General Account and to secure the Interest and Sinking Fund (of which they, the Municipality, are guarantors). The effect of Section 79 (3) is gradually to refund to the Municipality any such excess payment, out of the credit balances of the several years' General Account after the 10th year.

4. For the balance shown in the special account kept under Section 79 (3) represents the amount by which the total Municipal contributions up to date have exceeded (credit balance) or fallen short of (debit balance) the total amount required to equalise receipts and expenditure in the General Account. As a matter of fact there is now at the end of 1908-09 a credit balance of about 17 lakhs in the special account, and if there were a credit balance in the General Account for 1908-09, it would be paid to the Municipality and Government up to the limit of 17 lakhs, out of which the Municipality would get up to the limit of their contribution to the Trust in 1908-09 before Government would get anything.

5. Section 79 (1) and (2) has had the effect of adding to capital the *nett* profits from the first 10 years' transactions in the General Account. If after the first 10 years there is in any year any credit balance in the General Account, the effect of Section 79 (3) will be to transfer this credit balance from the Trust to the Municipality and Government, and this process will be repeated year after year until the special account shows that the amounts originally credited to Capital under Section 79 (1) up to date out of General Account profits are balanced by the amounts debited to Capital under Section 79 (2) and those paid to the Municipality and Government under Section 79 (3).

6. Thus if the credit balance in 1908-09 in the General Account were 15 lakhs, the whole would go to the Municipality and Government, and the special account under Section 79 (3) would then show a credit balance of 2 lakhs, indicating that up to date the 17 lakhs nett which had previously been taken from General Account to Capital under Section 79 had been only partly counterbalanced by this payment of 15 lakhs. In 1909-10 the balance in the special account would be 2 lakhs more than that in the General Account, and if the latter were a credit balance the Trust would have to give the whole of it up to Government and the Municipality. But if it were a debit balance of 5 lakhs it would convert the credit balance of 2 lakhs in the special account into a debit balance of 3 lakhs and would be eliminated from the General

Account by debit to Capital. Suppose then that in the following year (1910-11) the General Account showed a credit balance of 3 lakhs then the whole of it would go to pay off the 3 lakhs outstanding in the special account. Suppose in the next year (1911-12) the General Account balance were 3 lakhs, then the whole would be paid to the Municipality and Government, and thereafter the Trust would not be allowed to take any credit balance from the General Account to the Capital Account until the occurrence of a year in which there were a debit balance (say X) in the General Account followed by a year in which there were a larger credit balance (say Y). In that case the process described above would be repeated; Y-X would be paid away under Section 79 (3) and X would be credited to Capital.

7. But so far from there being any prospect of profits in the near future, the Trust's latest financial forecast anticipates that for many years to come there will be an annual deficit in the General Account. This will result in the gradual reduction of the balance in the special account under Section 79 (3); and when that balance has been reduced to *nil*, that will mean that the aggregate amount transferred in various years from General to Capital Account is just equal to that drawn out from Capital in other years to meet the deficit in the General Account; so that the Municipality's net cash contribution to Trust's Capital up to date will then like the Government's be *nil* while their cash contribution to General Account will not have exceeded the 2 per cent. per annum prescribed by Section 72.

8. *Application of the Act to present circumstances.*

It is three years since we last made any profit in our General Account; and for the last 3 years we have been drawing more and more on our Capital to pay interest on borrowed Capital. In such a state of affairs it behoves us to do all we can to reduce General Account expenditure, increase General Account receipts and economise our borrowings; yet at the very time when our General Account expenditure is to be increased by some 2 lakhs per annum in the shape of 3 per cent. interest on the value of Schedule C and Schedule D lands, we are confronted by a proposal concurred in by Government by which instead of economising borrowings, we are to borrow 17 lakhs merely to hand it over to the Municipality, on the ground that they have up to the end of 1908-09 paid us 17 lakhs in excess of what was necessary to equalise receipts and expenditure to date in the General Account. This excess is 20 lakhs short of what it would have been had the Municipality paid the full 2 per cent. contribution contemplated by Section 72, to say nothing of the fact that they have paid absolutely *nil* under Section 73 which the framers of the Act thought would yield 4½ lakhs in these 10 years. These payments by the Municipality would have reduced by so much the necessity of borrowing. The 20 lakhs under Section 72, for instance, would have saved 20 lakhs in loans, and thereby further generations would have been saved 1 lakh per annum for 60 years. But now in addition to that 1 lakh we are asked to put a further burden of over Rs. 81,000 per annum on them.

9. There would be no objection to payment of any credit balance we might have on the General Account transactions of 1908-09 to the Municipality towards repayment of the 17 lakhs, because that would not entail borrowing; and similarly every year the credit balance might go to the Municipality, as to my mind was clearly the intention of the Act; but for us to make such payment when instead of a credit balance we have had an increasing debit balance in our General Account for the last 3 years and foresee a debit balance increasing from year to year for at least the next ten years is, in my opinion, bad finance and altogether unjustifiable.

10. If this payment is made, the Municipality's contribution to the Trust in 10 years will have amounted to a paltry 3 lakhs, thus—

Contribution under Section 72	... 33	Refund under Section 79 (3)...	... 17
		Municipal Taxes paid... ...	... 6
		Capital sunk in Schedule B lands	... 8
Rents to date from Schedule D land.	1	Nett Contribution by Municipality	... 3
	34		34

EXHIBIT **E.**

Passages from correspondence *re* City of Bombay Improvement Bill, 1898, which show that the "division of profits" contemplated by Section 79 (3) was a division in each year after the 10th of any profits there might be on the working *of that year* as shown by the general account of that year.

Note.—Particular attention is called to the words italicised.

(i.) Letter from the Secretary to Government, General Department, No. 5823 of 27th October 1897, to the President of the Municipal Corporation, Bombay.

Para. 3 (2) & (3). The liability (sc. the 2 per cent. under Section 72) will continue *until the Scheme is self-supporting* after which there will be a division of profits.

Note.—In ordinary parlance a Scheme cannot be called self-supporting when for three years capital has been drawn on to meet interest on borrowed capital and for many years to come interest on old loans cannot be paid without drawing fresh loans.

(ii.) Letter from the Secretary to Government, General Department, No. 937A of 14th February 1898, to the Government of India.

Para. 9 (6). Open spaces—No interest is to be payable thereon until the accounts of the Board disclose a clear net credit balance after repaying all interest and sinking fund charges which may in previous years have been debited to capital. Out of such net credit balance *accruing in any year* there shall be paid to Government a sum . . . . . .

Note.—The payment to Government in respect of open spaces is one of the items in the division of profits prescribed by Section 79 (3). The balance here referred to is the balance in the special account under Section 79 (3); but it is made quite clear that only so much of it *as has accrued in the particular year* is to be treated as profits for division.

(iii.) Report of 7th March 1898 of the Select Committee to consider Bill I of 1898.

Para. 12. Capital cost (sc. of open spaces) . . . . . shall be liquidated by annual payments . . . . these payments not to commence until the Board is realising such *annual profits* as to be independent of the sums receivable from the Corporation.

Note.—The existing financial position of the Trust is the exact reverse of that here described as the position in which there is to be a division of profits. The Board is realizing not annual profits but annual losses, and so far from being able to do without Municipal subventions, now wants far more than it gets.

APPENDIX **M (3).**

(*Referred to in para.* 32 (*i*) *of Report, p.* 20.)

EXCERPT from the Proceedings of a Special Meeting of the Trustees for the Improvement of the City of Bombay, held on 18th October 1909, it was resolved :—

RESOLUTION No. 258.—This Board accept the views expressed in paras. 17 and 18 of Government Resolution No. 3022, dated 14th June 1909 (General Department), as to the order of importance of the several schemes therein referred to for the development of Bombay City and the improvement of communications in the Island, and, after satisfying themselves that their resources are sufficient for the completion of the schemes which have already been sanctioned by Government, are prepared to take in hand such of these further schemes as fall within their province subject to the receipt of adequate financial assistance

from Government. They adhere, however, to the views stated in para. * 20 of their report No. 4179 of the 27th June 1908, as to the important place that improvement schemes should take in their programme, and therefore they are not prepared to commit themselves to the undertaking of these further schemes to the exclusion of any improvement schemes that they may deem to be urgently necessary.

2. In view, for instance, of the fact that East Agripada includes four of the most insanitary areas in the City, the condition of which tends to get rapidly worse the longer they are left alone, the Board consider a scheme dealing with this locality a matter of urgent necessity. The Chairman should revise the present East Agripada Improvement Scheme with a view to reducing its scope and cost.

3. In regard to the proposed reclamation at Back Bay, the Board are ready to meet Government in any negotiations they may open for the transfer of the Trust's reclamation rights to Government.

4. As regards street schemes, the Board have in their Resolution No. 256 of 12th October 1909 decided to amend the Chunam Kiln Road Scheme by making the new road 80′ wide instead of 60′, as originally proposed, and to broaden the new road connecting Chunam Kiln Road with Sandhurst Road from 60′ to 80′. The Chairman should now submit a scheme for the widening of Abdul Rehman Street or for any alternative route between Crawford Market and Parel Road as soon as possible.

5. (1) The Chairman should be requested to prepare a programme, with estimates, for chawl construction, showing separately—

(*a*) the work to be carried out by the Trust independently ; and

(*b*) the work to be done by the Trust in co-operation with the employers of labour.

(2) With regard to the former, the classes, the Trust should provide for, should be defined as the poorer and working classes displaced in the execution of the Trust's Schemes. Their number may be roughly computed from the number of one room tenements demolished by the Trust. The Chairman should ascertain this number, scheme by scheme, and show how much further accommodation the Board should now supply in each scheme and where. In future schemes similar information should be taken out before the scheme is submitted for sanction, and the scheme should provide for the necessary accommodation being supplied before demolition commences.

(3) As regards chawls to be erected in co-operation with employers of labour, the Chairman should be requested, in anticipation of the requisite amendment of the City of Bombay Improvement Act, to open negotiations with the

* Para. 20.—" In conclusion, I am to say that the Board have dealt with these questions on the clear understanding that the cost of the improvement and developments indicated is not at present under consideration, but that they have been invited merely to consider what, irrespective of the cost or the sources from which the necessary funds are to be met, is for the best ultimate advantage of the City. The Trustees would be unable to view favourably any call upon their limited resources which might tend to delay the carrying out of those schemes for the improvement of insanitary areas which they consider to be of primary importance to the welfare of the City.

Millowners' Association with a view to determining what chawls should be erected next year in pursuance of the scheme approved by Trustees' Resolution No. 274, dated 6th October 1903. Meanwhile, the urgent necessity of an amendment of the Act, as a necessary preliminary to this chawl erection scheme, should be represented to Government.

6. With regard to Government's offer of financial assistance, the Chairman should be requested to collect information as to the demand made upon the Board's resources by schemes already sanctioned and the East Agripada Scheme as revised and any additional chawls that may be found necessary. He should complete the statements that he has under preparation showing the profit and loss on all the Board's schemes and on the vested lands. He should further submit rough estimates of the cost of carrying out such of the communication schemes mentioned in paras. 17 and 18 of Government Resolution No. 3022 of 14th June 1909, as fall within the province of the Board. When all this information is at the disposal of the Board, they will formulate and submit to Government their claim for financial assistance.

7. A copy of this resolution should be sent to Government.

APPENDIX M (4).

(Referred to in para. 32 (ii) of Report.)

No. 9288 OF 1909.

From

J. P. ORR, ESQ., I. C. S.,
CHAIRMAN, BOMBAY IMPROVEMENT TRUST.

To

THE SECRETARY TO GOVERNMENT,
GENERAL DEPARTMENT, BOMBAY.

ESPLANADE ROAD,
Bombay, 30th December 1909.

Amendment of the City of Bombay Improvement Act.

SIR,

With reference to your Memo. No. 2460 of 12th May 1909, intimating that Government do not intend to proceed with the draft Bill further to amend the City of Bombay Improvement Act, and to para. 19 of Government Resolution, No. 3022 of 14th June 1909, in which Government say that they are "prepared to take such measures in the nature of legislation and in the direction of furnishing assistance to the Trust finances . . . as may be calculated to enable the Trust to press forward vigorously such of the measures suggested by Government for the development of Bombay City as lie within the scope of their operations," I am instructed by the Board to represent that the amendment of the said Act in respect of the points mentioned below is urgently required, in order to remove

certain disabilities which seriously hamper the Board in their daily business transactions or unduly restrict the sphere of their utility. The nature of the amendments required is indicated below, the several points being taken *seriatim* in the order in which they are dealt with in the accompanying copy of the draft Bill No. 2 of 1907, which was specially printed for the Select Committee of the Legislative Council.

2. As Government will no doubt have the Bill drafted by their own legal advisers, the Trust have made no attempt to draft the requisite sections; but I am to request that the Trust may be allowed an opportunity of commenting on the provisions of the proposed new Bill, when Government have put it into its final shape.

Trust to be empowered to finance private schemes for erection of chawls for the poorer and working classes.

3. The first point for notice is the proposal to empower the Trust to finance private schemes for providing chawls for the poorer and working classes on the lines laid down in Section 19 of the Bill.

4. No less than 6 years ago the Board had elaborated a scheme whereby they could, by enlisting the co-operation of large employers of labour, secure the early erection of a considerable number of chawls for the poorer classes without loss to the Trust. Negotiations with the Millowners' Association had been carried so far that the scheme could have been put into operation as soon as the requisite amendment of the Act was effected; but Government, though approving the principle of the scheme and specially providing for it in new Sections 32B (*cc*) and 32CC embodied in Section 19 of the Bill, have from time to time postponed the amendment of the Act, and thus left the Trust disabled from extending their sphere of utility in a most important direction. I am to append for easy reference copies of the previous references to Government, and of Trustees' Resolution No. 134 of 18th May 1909—the Trust's latest Resolution on the subject.

5. With regard to the proivsions of proposed Sections 32 (C) (1) (*a*) embodied in Section 19 of the Bill, I am to point out that the proposed restriction of the amount the Trust may have outstanding on the co-operative part of their chawl schemes to 10 lakhs connotes the restriction of the number of persons for whom the Trust can thus secure accommodation to about 5,000, since on an average such accommodation costs about Rs. 200 per head. I am to suggest that such a severe restriction is not required, and that it will suffice if a limit of 50 lakhs be put upon the sum that the Trust may have at any time outstanding on their co-operative chawl schemes, including both cash loans and capital sunk in chawls erected for private persons by the Trust. I am to request that, with this slight modification, Section 19 of the Bill may be made law as soon as possible.

Set-backs.

6. The only way at present of improving existing means of communication and facilities for traffic is the undertaking of a street scheme under Section 30. The Board are of opinion that in some cases it would be more advantageous to carry out the object in view by laying down set-back lines for widening existing streets, and it is in their opinion very desirable that a section be passed on some such lines as the new Section 40A proposed in Section 23A of the Bill empowering the Board to carry out the desired

improvements by laying down set-back lines instead of undertaking a costly scheme. I am, however, to point out the necessity of defining the responsibility of the Municipality and the Trust more explicitly than in the draft Section. It seems necessary to provide on the one hand that the Municipality *shall* fix the set-back line as the Trust require and *shall* enforce a set-back up to that line if the Trust so require, and on the other, that the Trust shall pay the entire cost thereof. Unless some such provisions exist, the Municipality will be competent to render the Trust's Improvement Schemes nugatory by declining to enforce set-backs when opportunity permits.

Service passages.

7. In the course of their operations the Board have had to make service passages of 10 feet width for sanitary purposes, and they will have to continue to provide such passages as the work in the various schemes proceeds. These service passages cannot be classified as streets under Section 45, and the Municipality cannot therefore be called upon to take them over for maintenance. The work of supervision, repair, lighting and general management of these passages will have to be done by the Board, and it will become necessary to entertain a department for the purpose. The Board are of opinion that this work could be done more economically and efficiently, if it were entrusted to the Municipality on payment of a consideration. They therefore desire that the Act should be amended, as proposed in Section 27 (*b*) of the Bill, so as to authorise the Trust to enter into an agreement with the Municipality or any other person for the purpose of carrying out the said work.

Joint holders of Trust's debentures.

8. The provisions of Section 35 of the Bill will remove certain disabilities which tend to bring the Trust's debentures into disfavour with the public. I am therefore to ask that this section may be brought into law.

Vested lands.

9. An immense amount of work is put upon the Trust's officers and much expenditure on drawing up deeds, etc., is incurred by the Trust in consequence of the complications due to the want of the provisions which it was proposed to supply by way of amendment of Section 60 of the Act in Section 36 of the Bill. The passing of these provisions into law is urgently required.

Moneys creditable to Capital Account.

10. The principle underlying Section 64 of the Act seems to be that property purchased out of Capital is to be treated as Capital; and that, consequently, when such property is disposed of, the proceeds of the transaction should, in their turn, be treated as Capital; but, when the Act was drafted, it was supposed that all properties acquired by the Trust would be sold and not leased, and the consequence of the section being worded with reference to this idea is that the classes of receipts mentioned in Section 39 of the Bill have to be credited to the General Account, though, in accordance with the principle stated above, they ought to be dealt with just like sale-proceeds of land. In anticipation of getting the power to so deal with such receipts, the Trust have for many years past inserted a clause in their leases, providing that, when the Act is amended, the rent reserved by the lease may be commuted into a premium paid down once for all, plus a nominal rent; and it is a matter of very great importance to the Trust that they should be able to raise

Capital by collection of such premia and so reduce their borrowing. I am therefore to request that the provisions of Section 39 of the Bill may be passed into law at a very early date.

11. I am to draw attention to the urgent necessity of so amending Sections 72 and 73 of the Act as to clearly define the Municipal Corporation's obligations in the way of annual contribution to the Trust. Section 72 is so worded that the Commissioner can be said to have fully complied with it if he pays to the Trust a nominal sum on 1st April, leaving Government to exact any further contribution out of the Municipality by recourse to the bludgeon clauses of the Act, a state of affairs on the undesirability of which it is unnecessary to enlarge. In the negotiations now in progress for a settlement between the Municipality and the Trust under Section 73, it has been found that the provisions of this section are difficult to work and require simplification.

The Flats.

12. Under Section 60 (2) and (5) of the Act as it now stands the Board are precluded from letting any part of the Flats for human habitation or on any but a sufferance lease and from allowing any but temporary structures to be erected thereon.

The Flats consist of 14 plots as per list appended. Plots A, B, C, D and N are large; the rest are small and straggling. Plots B, C and D were for many years the dumping ground of the City refuse, and the special restrictions cited in para. 1 are appropriate enough in their case, since many years must elapse before the soil can be purified; but it is not clear why the restrictions should be applied to the other plots.

These restrictions hamper the Trust in disposing of these lands and greatly depreciate the lands as revenue-yielding property. For instance, the large plot N is leased to the Western India Turf Club, who are most anxious to obtain a long lease of the same and would willingly pay a rent several thousands of rupees higher than what they now pay for their sufferance lease. The Trust have no intention of terminating the occupancy and would gladly grant a 30 years' lease, if they could, for the sake of the rent it would yield; but the Act stands in their way. Again the small plot J has hitherto been an offensive tank, and the Trust are most anxious to get it filled up; but, unless the Act is altered, the plot formed by the filling (which will involve heavy expenses) cannot be disposed of on remunerative terms.

The Board are therefore anxious that the Act should be so amended as to limit the existing restrictions to plots B, C and D, empower the Trust to rent plot N on long leases with the sanction of Government and vest the other plots in the Board absolutely.

The Secretary, Western India Turf Club, has intimated that the Club might be willing to purchase plot N outright if the Act were so amended as to permit of this. I am to say that the Board would have no objection to this if, by amendment of the Act, the purchase money were made payable to the Board.

Police Accommodation Schemes.

13. Some of the provisions of the Act as regards Police Accommodation Schemes are very disadvantageous to the Trust and require early amendment, in view of the fact that there are several costly Police Accommodation Schemes yet to be undertaken by the Trust.

Firstly, as regards payment by Government for sites required for Police Accommodation Schemes; if such sites were acquired from the Board under the Land Acquisition Act, Government would have to pay to the Board in a lump sum not merely the market value, but 15 per cent. in addition thereto. The Improvement Trust Act not only saves Government this 15 per cent., but shifts the burden of acquisition proceedings on to the Board and requires the Board to accept 60 annual instalments from Government instead of the lump sum. The Board would much prefer to have the compensation paid down in lump in these times when they find it hard to raise money for developing their own estates. They therefore wish to have the Act so amended as to permit of their receiving from Government the Capital value of the land instead of 4·61 per cent. thereon each year; this value may then be excluded from the rent calculations.

Again, in the case of a Police Accommodation Scheme site forming part of Schedule C or D lands, the provisions of the Act seem strangely anomalous; for they not only save Government from raising a loan, but in effect force the Trust to raise for Government a loan amounting to the value of the land as determined under Section 51, *i.e.*, the Schedule value *plus* the enhancement of value due to the Trust's expenditure of Capital on the land.

Moreover, the Capital the Trust have spent on improving the Schedule value of the land is entirely lost, and Government secure the improved value of the site over and above its Schedule value gratis, since there is no provision in the Act in respect of Police Accommodation sites corresponding to the provisions of Section 60 (7), which provides for the reduction of the Board's Capital Debt when land is actually resumed. (The provision to Section 40 (3) (*b*) merely relieves the Board of the 3 per cent. interest.)

It is to be noted that the money paid to Government as the value of the site under the provision to Section 40 (3) (*b*) is not required by Government for Police Accommodation purposes. It is in fact equivalent to a loan secured by Government for general purposes at par, though the Trust may have to raise it at a discount. It is a more expensive way of raising Capital than a Government $3\frac{1}{2}$ per cent. loan because Government pay 4 per cent. interest and 0·61 per cent. Sinking Fund charges per annum on it. On the other hand, the Board would rather get a smaller rent for the Police Accommodation site and escape having to raise this Capital.

It will therefore be not only fairer to the Trust but better for Government to amend Section 40 (3) (*b*) so as to provide that sites required for Police Accommodation Schemes on Schedule lands shall be resumed, and that rent shall be calculated only on the Capital sunk in the *Buildings* by the Trust excluding the land entirely.

This would entail in the case of Schedule D lands a separate settlement between Government and the Municipality, and the Trust should be saved from having anything to do in the matter.

The Trust will then, under Section 60 (7), have their debt reduced by not merely the original Schedule value but the then full value of the land as determined under Section 51; and the money they have spent on improving the land will not then, as now, be wasted.

14. In connection with resumptions, whether for Police Accommodation Schemes or otherwise, there is a further financial point to be noted. On resumption of Schedule land under Section 60 (7) the Board's Capital Debt is reduced not merely by the Schedule value of the land but by its then full value as determined under Section 51. It would be much fairer to the Board if only the Schedule value were struck off the Debt and the balance were paid to the Trust in cash; for this payment would provide them with so much Capital and thus enable them to dispense with a loan entailing (at par) an annual payment of 4·61 per cent. for 60 years; a payment of Rs. 10,000 would thus be worth Rs. 461 per annum for 60 years to them, but under the Act as it now stands they would get only an annual remission of 3 per cent. interest on Rs. 10,000 for an uncertain period, probably 99 years, and the present value of the remission would be Rs. 7,344 only.

Financial results of resumptions.

I have the honor to be,
Sir,
Your most obedient servant,
J. P. ORR,
Chairman.

APPENDIX **M** (5).

(Referred to in para. 11 (7) *of Report).*

EXCERPT from the Proceedings of a Special Meeting of the Trustees for the Improvement of the City of Bombay, held on the 18th January 1910.

7. Considered, with reference to Trustees' Resolution No. 102, dated 14th April 1908, papers underlying Circular No. 14 of 1909, on the following correspondence, having reference to the question of the improvement of Fort North :—

(1) *Letter to the Municipal Commissioner, No.* 4818, *dated 5th July* 1909 ;—

"I have the honour to request you to consider the appended notes and favour me with your own and your Health Officer's comments on the tentative proposals I have ventured to make in Note II as regards the sanitary improvement of Fort North.

2. From Note I, which is a precis of the previous correspondence, you will see that, though it is now nearly 6 years since the Commissioner represented the area of Fort North under Section 24 of the Bombay City Improvement Act, it was not till last year that any definite action was taken on that representation. The delay was probably mainly due to the great difference of opinion both on the Corporation and on the Trust as to whether, in comparison with other areas in the City, Fort North could properly be described as an insanitary area urgently in need of improvement. These differences of opinion, I understand, still continue.

3. In pursuance, however, of Trustees' Resolution No. 102 of 14th April 1908, several alternative schemes have been prepared in the last 12 months, and their main features are given in Note I. The most sweeping Scheme is Scheme A

which entails an initial expenditure of 140 lakhs and an ultimate loss of 92 lakhs. The smallest scheme that fulfils all the requirements of the Commissioner and those of Trustees' Resolution No. 102 of 14th April 1908 is Scheme C which costs 78 lakhs and involves a loss of 56 lakhs.

4. The position has been recently affected by the issue of Government Resolution No. 3022 of 14th June 1909 (General Department), in accordance with which the Trust will now have to definitely postpone the Scheme for a road from Bellard Pier to Hornby Road for at least another 5 years (probably 10), till the Abdul Rehman Street Scheme and other Street Schemes of the first importance are completed. This will not, however, necessarily involve the postponement of the remainder of these Fort North Schemes dealing with the sanitary improvement of the area: but the question of cost will have to be considered with reference to Section 23 of the Act, and from a comparison of Scheme B^1 with Scheme C, we may take it that, if the cost of Ballard Pier Road (with which alone, Scheme B^1 deals) be excluded from Scheme C, the remainder will represent roughly the minimum cost of the Fort North Sanitary Improvement Scheme. This Scheme then will cost at least 52 lakhs and involve a loss of at least 32 lakhs.

5. Note II gives the result of my inspection of the area in question, and it is on the suggestions contained in paragraph 2 (*vi*) and paragraph 3 (*i*) thereof that, I specially want to know your views and those of your Health Officer.

6. After writing Note II, I happened to hit upon the then Commissioner Mr. Harvey's very important letter No. 14499 of 27th August 1903, and was glad to find that so great an authority as Mr. Harvey had been in favour of the Trust dealing with more insanitary areas than before and of their dealing with individual insanitary houses under the provisions of the Housing of the Working Classes Act. I draw your special attention to the latter part of Mr. Harvey's para. 3 and also to para. 4 of his No. 13191 of 8th September 1904 to the Secretary to Government, General Department. It is a matter for very great regret that, the voluminous correspondence and protracted discussions that ensued on receipt of Mr. Harvey's representation have so far in nearly 6 years led to no tangible results as regards the more rapid improvement of insanitary localities.

7. It seems to me that, in the present state of the Board's finances, the only hope of making any substantial progress in the improvement of insanitary areas is to abandon ambitious schemes for purchasing large areas and laying them out afresh and reselling them in favour of a policy of attacking a large number of small areas widely distributed. It is of little use to swallow up just a few insanitary areas in the course of construction of broad streets, if in the immediate neighbourhood of such streets we leave a score of small insanitary areas not merely untouched but actually rendered liable to deterioration by the influx of people dishoused under the Street Scheme.

8. Dr. Turner's original scheme was a very big project, and seeing that Mr. Harvey had condemned it as impracticable on the score of cost, I consulted Dr. Turner as to whether he could approve my scheme of attacking the external ventilation problem by the creation of large number of small ventilation chauks in the back areas covered by congested houses, when more drastic measures are

impracticable on account of cost and the individual houses are not in themselves open to grave condemnation as regards construction and internal ventilation. Dr. Turner wished, before giving his opinion, to go over the ground to inspect some of the houses which I had tentatively selected for demolition; but he has now written to say that he would prefer to have my proposals referred to him officially through you, hence this letter.

9. I append tracings of the three blocks in Fort North that have been "represented" by the Commissioner under Section 24 with some spaces hatched green to indicate where ventilation chauks might be formed. These do not represent my complete and final proposals, but are merely illustrative of the lines which the final proposals may take, if you do not find the policy I propose open to serious objection.

10. There will, no doubt, be great difficulty in selecting particular houses for demolition; and the case of each block that requires opening up for ventilation will have to be treated on its merits, and as far as practicable in consultation with the house-owners concerned. As general principles I would adopt the following:—

(*i*) Select houses or parts of houses owned by the same people whose other property will benefit by the proposed demolition.

(*ii*) Prefer small and uninhabitable houses so as to reduce the displacement of population to a minimum.

(*iii*) If big houses must be taken, prefer those which are near existing open spaces (not in themselves adequate) or one-storyed houses, so that the demolition of the house may create also much larger chauk.

11. Financially, of course, the Scheme must be a losing one; but in that respect it does not differ from the other Fort North Schemes; and the advantage is that the capital required to start the Scheme on is comparatively small, the work can be carried through very expeditiously, and there is an immediate gain, sanitarily, to a considerable number of houses, with the least possible loss of time in preliminaries and the minimum disturbance of existing conditions. There will be an indirect final gain to the Municipality, because rents will probably increase at once. Further, once the principle is established that the individual must share the cost of the improvement with the rate-payer, there will be so many more individuals interested in seeing that the cost of acquisition is not unduly inflated by exaggerated claims for compensation.

12. The more I see of plague centres, the more firmly I believe in light and air as the main remedies. There are several areas in the City for which treatment on the lines I propose for Fort North would not be adequate, because, even after the introduction of ventilation chauks, there would remain insanitary conditions favourable to the propagation of plague, *e.g.*, the filthy habits of the people, the overcrowdedness of houses, the want of drainage, the defects in construction of the houses themselves: but I do not find these conditions prevailing at all generally or to any serious extent in Fort North, and therefore I consider this locality a peculiarly favourable one for experimental treatment on the lines I have proposed.

13. I have not yet worked out the cost of my Scheme in the big Block H, as the selection of houses for demolition in such a big area would require long

consideration: but for the 2 smaller blocks, there would be a considerable saving in my scheme as compared with Scheme C. The figures in thousands are as follows :—

	Block 3.		Block 4.	
	Under Scheme C.	Under my Scheme.	Under Scheme C.	Under my Scheme.
Outlay	230	30	406	50
Recoupment...	40	15	130	25
Loss...	190	15	276	25

In Block 3 I propose a ventilation chauk of 254 square yards, the total area of the Block being 1,271 square yards.

In Block 4 I propose a ventilation chauk of 592 square yards, the total area of the Block being 3,642 square yards.

14. Of course, in making the comparison it has to be remembered that Scheme C purports to effect much greater improvements than my Scheme, and that under my Scheme we have yet to look forward to the cost of gradual setbacks; and perhaps if we had unlimited funds and unlimited labour at our command, we ought to prefer the more ambitious Scheme as securing the greater ultimate benefit to the City; but as things are, the bulk of our Schemes are on account of their costliness bound to be confined to paper for many years to come; and rather than see such stagnation in improvements I for one would prefer to embark upon smaller practicable Schemes which can be carried through at once, and will at once result at comparatively small loss in improvements which, though small, are definite and tangible, and are calculated to remove conditions which lend themselves to the propagation of plague and other diseases in this City.

NOTE I.

Fort North.

Rough Precis of Previous Correspondence.

Commissioner's No. 18945 of 2*nd October* 1903, made representation for improvement of area from Church Gate Station to Victoria Terminus and Hornby Road to Mint Road and sent map showing insanitary areas to be dealt with and proposed streets.

General complaint—Many houses unfit for habitation. Want of ventilation. Streets narrow and ill-arranged.

(Corporation debate shows that some Members thought Fort Ward comparatively sanitary area. Representation was decided on by only 22 votes to 19).

Consideration of this question was postponed from time to time mainly on the plea that, it was necessary to formulate a programme for dealing with represented areas in order of urgency.

On 25*th* March 1908, Chairman proposed that Commissioner should be informed that Trust having many other Schemes on hand will be unable to take

up this Scheme for many years : but in Trustees' Resolution No. 102 of 14*th April* 1908, Board requested Chairman to prepare Scheme or Schemes for dealing with the insanitary areas shown in Commissioner's map and provide for through communication from East to West.

Commissioner's No. 26591 of 2nd December 1908 expedites Scheme, because Corporation awaiting Trust's proposals before deciding *re* widening Ballard Road and connecting it with Hornby Road.*

Engineer's No. 10021 of 24th November 1908—Submits 2 Schemes.

A—Blocks 1 to 7 full scheme ... ... loss 91½ lakhs.

B—Only portions required for East and West Road and frontages ... ... loss 38¾ lakhs.

Chairman, on 23rd December 1908, asked for a smaller Scheme involving acquisition of only lands required for road without frontages.

Engineer's No. 1683 of 4th March 1909—Submits 2 more Schemes.

B 1—Bare requirements for street... ... ... loss 23½ lakhs.

B 2—Bare requirements with a few frontages ... ... loss 34 lakhs.

Chairman, on 6th April 1909, asked for a scheme to just meet requirements of Trustees' Resolution No. 102 of 14th April 1908 by acquiring all properties shown as insanitary in Commissioner's map and just enough more land for East and West Road.

Land Manager's No. 1845 of 13th May 1909 submits Scheme C involving road 235 feet wide on Port Trust estate near Ballard Pier and 80 feet road from Frere Road to Hornby Road ... ... loss 55¾ lakhs.

Of 68 thousand square yards acquired, 38 thousand go to streets and 30 thousand to frontages.

The cost of construction of the Plazza (235 feet wide road) is 0·7 lakhs and that of acquisition of land for it 8·5 lakhs.

COST OF SEVERAL FORT NORTH SCHEMES.

(Figures in lakhs of Rupees.)

	Scheme A.	Scheme B.	Scheme B 1.	Scheme B 2.	Scheme C.				
					Block No. 1.	Block No. 2.	Block No. 3.	Block No. 4.	Total.
Acquisition	137·7	64·0	24·3	47·8	8·5	61·0	2·3	4·0	75·8
Construction	2·6	1·5	1·3	1·3	0·7	1·1	0·0	0·1	1·9
Total ...	140·3	65·5	25·6	49·1	9·2	62·1	2·3	4·1	77·7
Sale of materials	Not	taken	into	account	0·4	2·7	0·1	0·2	3·4
Sale of frontage	48·8	26·7	2·1	15·1	*Nil.*	17·2	0·3	1·1	18·6
Total ...	48·8	26·7	2·1	15·1	0·4	19·9	0·4	1·3	22·0
Net loss ...	91·5	38·8	23·5	34·0	8·8	42·2	1·9	2·7	55·7

* *Vide* pages 862-864, Volume XXXI, part IB, Record 1907-08, and pages 821-825 of the Proceedings of the Corporation, dated the 23rd November 1908.

ANALYSIS OF PROPOSAL FOR DISPOSAL OF LAND.

(Figures of area in thousands of square yards.)

Road land to be taken up (square yards)	18	12	3	7	5	4	*Nil.*	*Nil.*	
Private land to be acquired (square yards)	90	47	24	37	9	44	1	4	54
Average cost per square yard (Rs.)	129	111	92	111	65	128	181	111	115
Total Estate (square yards) ...	108	59	27	44	14	48	1	4	67
To be used for roads—									
(*a*) Out of original roads (square yards) ...	7	4	3	6	5	3	*Nil.*	*Nil.*	3
(*b*) Out of acquired land (square yards) ...	29	28	22	23	9	18	1	1	26
To be sold—									
(*a*) Out of original road (square yards) ...	11	3	*Nil.*	1	*Nil.*	1	*Nil.*	*Nil.*	1
(*b*) Out of acquired land (square yards) ...	51	19	2	14	*Nil.*	26	*Nil.*	3	29
Average price per square yard (Rs.)	79	101	100	106	*Nil.*	63	50	50	50

NOTE II.

NORTH FORT SCHEME.

Inspection with Mr. Gamudia on 31st May 1909—

5 to 6-30 p.m.

1. Houses are mostly very high, and very close together, with a good proportion fairly substantially built and clean. Rooms small and dark and crowded mostly ; but in many houses ample supply of windows stretching from ceiling to floor : many very low plinths.

Gullies between houses mostly fairly clean ; few liable to water-logging.

People in most part poor but respectable : often Parsis, Hindus and Mussulmans in same group of buildings.

2. The points which impressed me most were—

(*i*) Any road scheme must be very costly and would involve much demolition and the eviction of large numbers of people, for whom accommodation could not be found in the vicinity.

(*ii*) Immense good done by recent set-backs effected by Municipality admitting additional light and air to neighbouring houses.

(*iii*) No chance of getting broad east-west avenue from Back Bay to harbour, therefore no opening on east side of Hornby Road practicable where there is one on west opposite and *vice versa*.

(*iv*) Best approach to Ballard Pier would probably be between Ballard Road (now to be broadened on South) and junction of Gunbow Street with Hornby Road with bends between to avoid big houses.

(*v*) Construction of new North to South roads to be deprecated on account of cost and disturbance of resident, and demolition of houses which won't be greatly improved on. Slow development of existing roads by set-backs sufficient.

(*vi*) In interior blocks between main roads the great want is light and air and the least costly method of meeting this want *early* is probably to form chauks here and there by demolishing houses including all U. H. H. and leaving sites as open spaces.

3 For consideration—

(*i*) Would it not be fair when providing ventilation chauks to recoup the cost by taking, say, 5 per cent. on half the capital sunk in the improvement and distributing it *pro rata* over the properties benefitted in the shape of an annual rate, the Trust bearing the loss of the other half, as expenditure *pro bono publico*.

(*ii*) Would it not be politic in driving a broad avenue through such a congested area to take up demolition *gradually*, clearing a minimum of, say, half the maximum width all through first; then demolishing the smallest houses in the margins on either side between minimum and maximum, before touching the biggest.

Further inspection with Land Manager on 7th June 1909—4-30 *to* 6-30 *p.m.*

4. Went into several houses and found some of the biggest to be very fairly well designed as regards internal ventilation: but benefits greatly discounted by obstacles formed by other houses close by to access of light and air.

5. Looked at line of proposed road from tops of houses. Line seems to be as good as any other that might be devised; it can bend either North or South of big fountain. On any route a few good houses will have to go. It will be better to take a route which entail the removal of the fewest large and the most small houses, and back lane houses rather than shops fronting on the best roads. This policy will reduce cost of scheme and displace fewer people than any other.

6. One disadvantage about the chauk scheme is that, houses improved thereby will be all the more costly to acquire later on, if required for a road or if a complete scheme for demolition and re-arrangement is hereafter adopted.

(2) Letter from the Municipal Commissioner, No. 31635, dated 6th January 1910, forwarding a copy of the following Corporation Resolution No. 5572, dated 20th December 1909, together with a copy of the report therein referred to:—

"That the Report, dated the 4th October 1909, of the Committee appointed by Corporation Resolution No. 3176, dated the 2nd September 1909, regarding proposals received from the Chairman, Bombay Improvement Trust, for the improvement of Fort North, be approved, and adopted and a copy be forwarded to the Commissioner for information and guidance with reference to his letter No. 13014, dated the 26th July 1909."

Copy of the report is accordingly forwarded herewith.

Report of the Committee of the Corporation regarding proposals received from the Chairman, Bombay Improvement Trust, for the improvement of Fort North.

BOMBAY, *4th October* 1909.

The Committee appointed by Corporation Resolution No. 3176, dated the 2nd September 1909, to report on the Commissioner's letter No. 13014, dated

the 26th July 1909, regarding proposals received from the Chairman, Bombay Improvement Trust, for the improvement of Fort North, beg to state that the Scheme proposed by the Chairman does not commend itself to the Committee. They are of opinion that for the improvement of the locality schemes should be framed on as small a scale as possible on the principles of improvement by blocks and they accordingly beg to recommend that the Commissioner be requested to invite the Trust to frame fresh schemes on those lines.

Jaffer Rahimtoola.	P. M. Mehta.
James Macdonald.	N. J. Gamudia.
D. E. Watcha.	Fazulbhoy M. Chinoy.
G. W. Hatch.	*Seen.*
E. M. Proes.	J. P. Orr.

I am afraid "improvement by blocks" will retard the progress of improvements for years to come and will be prohibitively costly. I regret, the action of the majority of the committee is such as would shelve the most important question of improvement of Fort North to a distant date which is not at all advisable and desirable. I am strongly of opinion that, from a sanitary point of view, it is not only desirable but essentially necessary to open out the Fort North from the harbour to the Hornby Road by widening all the existing through roads running from east to west to at least 40 feet or more and by extension right through of other existing roads running from east to west which are not through ones at present. The latter roads may be kept at present of the same width in the existing portions of the roads, but the new acquired portions to be constructed on the sides of the intervening houses to be removed should be at least 40 feet wide—the existing portions to be left to be widened in the future by the Municipality by set-back acquisitions.

All the roads running from south to north may be widened by the Municipal Agency only by acquisition of set-backs as they become available.

I entirely concur with Mr. Orr that, "the only hope of making any substantial progress in the improvement of insanitary areas is to abandon ambitious schemes for purchasing large areas and laying them out afresh and reselling them in favour of a policy of attacking a large number of small areas widely distributed." If this policy had been adopted by the Bombay Improvement Trust from the commencement of their operations, they would not have exposed themselves to grave condemnation as hitherto, but they would have been able to improve the City sanitarily with a shorter period and a lesser cost.

I also think it advisable that ill-ventilated, small and uninhabitable houses and sheds may be demolished and their sites left vacant as open chauks, where small gardens may be laid with a few seats for the use of the children of the residents of the streets.

NADIRSHAW H. E. SUKHIA.

RESOLUTION No. 19.—Recorded.

APPENDIX M (6).

(REFERRED TO IN PARA. 12 OF REPORT.)

Excerpt from the Proceedings of a Special Meeting of the Trustees for the Improvement of the City of Bombay, held on the 25th January 1910.

8. Considered, with reference to the Trustees' Resolution Nos. 1 and 13 of 1910, the following report of the Plans Committee, No. II, dated 18th January 1910, regarding the offer of the Syndicate represented by MR. J. J. Marsland for the lease of certain plots on the Gamdevi Estate :—

We have carefully studied the scheme for development of Gamdevi Estate outlined in Mr. Marsland's letters of 30th ultimo and 10th instant, which were referred to us for consideration by Trust Resolution No. 13 of 11th instant.

2. We note that Mr. Marsland proposes to build 48 small detached houses of 2 storeys each on an area* originally intended according to the development plan sanctioned by Trust Resolution No. 56 of 10th March 1908, for 12 of 3 storeys each. The new plan, however, provides adequate ventilation and fully complies with the Board's 63½° Rule.

* For details see appended list of plots applied for.

3. The reason for the departure from the original development plan in this matter of the number of houses to be erected on a given area is that an estate in which there can be only such large houses as originally contemplated for Gamdevi cannot pay, unless the lessees levy rents, which are far beyond the means of the middle classes whose needs the new scheme is designed to meet, while further such poor tenants will never be able to pay the instalments required to make the houses their own property in 10, 15 or 20 years' time, which is an essential feature of the new scheme.

4. The Gamdevi Estate consists of 99 plots, which have been available for leasing since the beginning of 1908; but there has been little demand for them; so far only 10 have been leased, and those are nearly all the best plots fronting on Hughes Road. In the two big interior blocks of 35† plots which Mr. Marsland proposes to take up first not one plot has yet been even applied for.

† Excluding Nos. 72 and 73 which are practically Hughes Road frontages

5. Thus the Trust's hopes for the rapid disposal of the estate in the character given to it by the original development plan have been disappointed. The Trust seem to have put on the market an article for which there is no effective demand and consequently the nett annual revenue the estate yields is as nothing compared with the annual Interest and Sinking Fund charges on the Capital sunk in the estate. These charges must go on increasing annually so long as the nett revenue falls short of them. At the end of 1908-09 they stood at Rs. 91,165, while nett revenue was only Rs. 659.

6. In these circumstances, there seems to be no justification for holding on to the original plan, when large areas in the estate can be disposed of if the plan is amended as proposed. We, therefore, approve of the proposed amendment; but for the reasons stated in para. 5 of the Engineer's No. 335 of the 15th instant the proposal to take up a part of plot No. 74 must (in any case) be negatived.

7. We approve the plans of the proposed buildings, but think that an Architect should be consulted with a view to improvement of their external appearance; a good architect could probably effect a great improvement without increase of cost.

8. As regards the financial concession to be made to the proposed Syndicate, we agree generally with the views set out in para. 6 of the Chairman's note of the 31st December 1909, printed in the preamble of Trustees' Resolution No 1 of the 4th instant. The time limit for the grant of the 10 per cent. reduction might perhaps be extended to the end of May 1911, and the Trust might undertake the lighting of the service passage. They need not object to the construction of a 40' road and the other alterations of the development plan proposed by Mr. Marsland, but they should require the Syndicate to bear the cost of these alterations and to pay rent for the whole of the land leased to them without deduction on account of what is taken into roads.

Plots on the Gamdevi Estate applied for by a Syndicate through Messrs. Marsland, Price and Company.

Plot No.	Area.	As Advertised.			Present Offer.		
		Rate per square yard per annum.	Annual rent.	Capitalized value 24½ × annual rent.	Rate per sq. yd. per annum.	Annual rent 4½ per cent. on Capital value.	Capitalized value.
	Sq. yds.	Rs. a. p.	Rs.	Rs.	As. p.	Rs.	Rs.
66	1,161	0 13 6	979·59	21,795·87	12 3	888·16	19,737
67	1,161	0 13 6	979·59	21,795·87	12 3	888·16	19,737
68	1,161	0 13 6	979·59	21,795·87	12 3	888·16	19,737
75	1,088	0 13 6	918	20,425·50	12 3	832·32	18,496
76	1,088	0 13 6	918	20,425·50	12 3	832·32	18,496
77	1,088	0 13 6	918	20,425·50	12 3	832·32	18,496
Total for plots applied for at once.	6,747	.....	5,692·77	1,26,664·11	...	5,161·44	1,14,699
63	1,276	1 2 0	1,435·50	31,939·87	15 10	1,263·24	28,072
64	1,161	0 13 6	979·59	21,795·87	12 3	888·16	19,737
65	1,161	0 13 6	979·59	21,795·87	12 3	888·16	19,737
78	1,088	0 13 6	918	20,425·50	12 3	832·32	18,496
79	1,088	0 13 6	918	20,425·50	12 3	832·32	18,496
80	1,169	1 2 0	1,315·12	29,261·42	15 10	1,157·31	25,718
Total for plots for which refusal is asked	6,943	.....	6,545·80	1,45,644·03	...	5,861·51	1,30,256

Various objections to the Committee's proposals were discussed at length, in particular the objection to having buildings of the proposed type in the same

street with the better class buildings contemplated by the original development plan and the objection to giving the Syndicate a free period of more than the one year allowed to other tenants.

The desirability of moving the Municipality to fill in the Gowalia tank was also considered with reference to the prevalence of the idea that the existence of this tank made the neighbourhood unhealthy.

RESOLUTION No. 24.—Further consideration postponed.

APPENDIX **M** (7).

(REFERRED TO IN PARA. 12 OF REPORT.)

Excerpt from the Proceedings of a Meeting of the Trustees for the Improvement of the City of Bombay, held on the 1st February 1910.

3. Resumed consideration, with reference to Trustees' Resolution No. 24, dated the 25th January 1910, of the report of the Plans Committee, No. II, dated 18th January 1910, regarding the offer of the Syndicate represented by Mr. J. J. Marsland for the lease of certain plots on the Gamdevi Estate.

Read papers underlying Circular No. 34 of 1910 on the following letter from Mr. J. J. Marsland of 31st January 1910:—

"I have the honour, with reference to the interview you had on Thursday with the Hon'ble Mr. Lalubhai Samaldas and myself, when you mentioned that the Trustees are unwilling to agree to our proposal, to state on behalf of the Syndicate we represent that they do not see their way to take plots in the second line on the Gamdevi Estate.

The proposed Building Society is more in the nature of an experiment and after due consideration, the Syndicate determined that the ground we originally applied for was the most likely to be approved of by proposed buyers. The gentlemen forming the Syndicate do not intend to live there themselves but they have to consider the wants and sentiments of the people for whom they are catering.

Further the position has been altered by Dr. Bentley's report as published in the *Times of India*, dated 25th January 1910, extract from which I herewith attach, wherein he mentions particularly that at Gowalia Tank there are "Species of Malaria called 'Jamesi'" and which in his official report and the lecture he is about to give in connection with the Sanitary Association he may dilate upon. This will put down any prospect there might be of our making the Society a success from the very outset and so the Syndicate consider that they are not justified in taking this additional and serious risk.

The Syndicate realises that there is no use taking up the business unless there is a probability of it being a huge success inasmuch as if it turns out a failure it would not only affect the Syndicate monetarily but it would seriously affect any prospects the Trust may have of developing this Estate and so it is essentially necessary that everything should be taken into account in starting the Society.

Personally I greatly regret that the matter should end in this way, as I have taken a great deal of trouble in endeavouring to form a good building Society."

Extract from article on Malaria in Bombay as published in the "Times of India," dated 25th January 1910 :—

Dr. Bentley has practically finished the work in the area south of Grant Road. Further investigations still have to be done at Malabar Hill and Mazagaon and to the North. As a result of what he has seen so far he declares there is no place probably which offers such a chance of Malaria being stamped out by the suppression of dangerous mosquitoes as Bombay. The area requiring treatment is definitely limited by the sea and the natural breeding places of mosquitoes are not many. They are not to be compared for example with those around the walls of Delhi. Again south of Grant Road, that is so far as the inquiry has been carried up to date, one can exclude all mosquitoes from consideration except the Stephensi. In Malabar Hill, Mazagon and Northwards other dangerous mosquitoes may be found. But other possible Malaria carriers where they exist south of Grant Road are so few and far between that they have no appreciable effect except perhaps at Gowalia Tank where there are Jamesi.

Resolution No. 26.—The report No. II of the Plans Committee is recorded.

2. The Chairman should ask Dr. Bentley to inform the Trust officially how far in his opinion the existence of Jamesi Mosquitoes in Gowalia Tank would be prejudicial to the health of residents on the Gamdevi Estate and whether he would recommend the filling in of the Gowalia Tank or any other measure as a remedy.

3. The Chairman is authorized to lease any four contiguous plots from Nos. 40 to 56 to any person or syndicate whom he can trust to carry out their obligations for the purpose of an experiment in building groups of small tenement houses at a rental not less than 85 per cent. of the advertised rates.

APPENDIX **M** (8).

(Referred to in para 32 V. of Report.)

Excerpt from the Proceedings of a Special Meeting of the Trustees for the Improvement of the City of Bombay, held on the 19th October 1909.

7. Considered, with reference to Trustees' Resolution No. 210, dated 17th August 1909, the draft reply to Government regarding the valuations of Government leasehold properties included in Schemes Nos. II, III & VIII as settled by the Special Committee appointed by the above Trustees' Resolution.

Resolution No. 264.—The draft is approved.

2. The following letter should be addressed to Government accordingly :—

No. .

To

THE SECRETARY TO GOVERNMENT,
Revenue Department.

Sir,—In reply to your No. 3594 of 13th April last intimating that Government will not feel justified in granting land to the Trust gratis for absorption in roads if the cost of construction of such roads is likely to be recouped

by the increase in the value of the Trust's plots on those roads, I am directed to submit, for the consideration of Government, the appended tabular statements showing, plot by plot, the profit or loss expected on disposal of the 10 leasehold plots in question, *viz.*, those which are to be devoted partly to roads and partly to occupancies.

2. You will see that if the plots are considered individually the Board expect to make a profit on only 3 out of the 10 if Government make their full charge, as proposed, for the land taken into the street. In round figures, the Board expect to realize 4 lakhs by sale of the parts of these 10 properties absorbed into plots, against expenditure on acquisition of these plots and construction of roads thereon, amounting to Rs. 4½ lakhs, if Government make the full charge for the leasehold plots, and 3½ lakhs if Government make no charge for the areas taken into roads.

3. I am to submit that in these circumstances it will be perfectly justifiable for Government, even if they consider these 10 plots apart from the rest of the Scheme to which they belong, to forego at least so much of their value as represents the excess of the Board's expenses over their receipts on these plots. This excess amounts to Rs. 51,594.

4. At the same time I am to point out that the increase in the value per square yard of the particular plots on which the Board expect receipts to exceed expenditure is due, not to the existence of that part of the new street which lies on land acquired from Government, but to the execution of the whole scheme by the Board, and that therefore the question whether the Board is to gain or lose should be considered neither for each plot separately nor for each group of Government plots but for each scheme separately.

5. It is recognised that the Board have, as a necessary consequence of the policy of adding largely to roads and open spaces which they invariably follow for the benefit of the City, to face a heavy loss over each of their schemes, and I am to say that the Board's loss on Scheme II, in which most of these leasehold plots fall, is now estimated at 18·6 lakhs; that on Scheme III at least 30 lakhs; and that on Scheme VIII at 17·25 lakhs.

6. It will thus be seen that the Board suffer a considerable loss on all the Schemes in which the lands in question fall, and I am therefore to submit, with deference, that for Government to refuse the small measure of assistance which the Trust have applied for in this case under Government Resolution No. 11350 of 9th November 1908, would be inconsistent with the declared policy of Government in dealing with the Trust, *viz.*, a policy of liberal and sympathetic co-operation for the benefit of the City.

7. I am therefore to request that Government will, without differentiating between plots on which the Trust may

make some profit and those on which they can make none, be pleased to grant to the Trust, out of the Rs. 6,46,116 to be awarded to Government for the 17 leasehold plots by the Special Collector, a remission of the sum of Rs. 1,02,942, which represents the value of the 767 square yards which the Trust have appropriated to roads out of those plots.

APPENDIX **M** (9).

(*Referred to in para.* 32 v *of Report.*)

Excerpt from the Proceedings of a Meeting of the Trustees for the Improvement of the City of Bombay, held on the 1st March 1910.

2. Considered, with reference to Trustees' Resolution No. 264 of the 19th October 1909, regarding the request to Government for a remission of the cost of Roads included in the valuation of Government leasehold properties included in Schemes II, III and VIII, papers underlying Circular No. 62 of 1910 on the following correspondence, having reference to the letter addressed to Government therein—No. 7865 of the 29th October 1909 :—

(1) Letter to the Secretary to Government, Revenue Department, inviting attention to this office No. 7865, dated 29th October 1909, and requesting that Government will be pleased to favour the Trust with an early reply thereto.

(2) Memorandum from the Secretary to Government, Revenue Department, No. 1611, dated 21st February 1910, as follows :—

Copy of the following forwarded to the Secretary, Bombay Improvement Trust, with reference to his letter No. 981, dated 4th February 1910 :—

2. Government are prepared, subject to the sanction of the Government of India, to give free charge to the Trust land referred to in the foregoing memorandum on the following conditions :—

(*a*) That the land shall be liable to be resumed by Government if used for other than the specific purpose for which it is granted.

(*b*) That should the land be at any time resumed by Government, the compensation payable therefor shall not exceed the cost or the present value, whichever shall be less, of any works executed on the land by the Trust.

(*c*) That the land shall not at any time be built upon.

3. The Secretary is requested to be good enough to state whether the Trust agree to these conditions.

Copy of Memo. to the Collector of Bombay, No. 1610, *dated* 21*st February* 1910.

The undersigned presents compliments to the Collector of Bombay, and with reference to the correspondence ending with his memorandum No. 9285, dated 3rd December 1909, is directed to request that Mr. Mead will be so good as to furnish, in consultation with the Bombay Improvement Trust, the exact area absorbed in roads in connection with the Trust's schemes Nos. 2, 3 and 8, and its value as a revenue-free holding, and to submit a fresh plan showing the area.

RESOLUTION No. 44.—Government should be informed that the Trust agree to the proposed conditions.

APPENDIX M (10).

(Referred to in para. 32 viii of Report.)

Excerpt from the Proceedings of a Special Meeting of the Trustees for the Improvement of the City of Bombay, held on the 15th March 1910.

6. Considered, with reference to item 2 of the Proceedings of the Board, dated 8th March 1910, papers underlying circular No. 75 of 1910 on draft letter, prepared by the Chairman addressed to Government, in connection with the draft Bill on "Bombay Town Planning."

Read the minutes thereon.

The Chairman having proposed that the draft letter be approved and sent to Government, Mr. Wacha moved the following amendment :—

"That having carefully considered the Town Planning Bill, the Board are of opinion :—

(*a*) That the measure is confiscatory in its character and calculated to destroy all just and fair rights and interests in private property while provoking the greatest discontent in the City and Presidency of Bombay ;

(*b*) That it is highly expedient to withdraw the Bill and replace it by another which, while achieving the good object the Government has in view, shall at the same time deal equitably with rights and interests of private property owners ;

(*c*) That the substituted Bill shall in no way apply to the City of Bombay except to such outlying parts of it as still remain unbuilt upon ;

(*d*) And, lastly, that the only local authority, which should be recognized for the City of Bombay, shall be the Bombay Municipal Corporation."

The amendment on being put to the vote was *lost*.

The Chairman's proposition having been put to the vote as a substantive motion was *carried*, Mr. Wacha only dissenting :—

RESOLUTION No. 53.—The draft letter is approved and Government should be addressed as follows :

With reference to Government Resolution, No. 79 of 8th January 1910, I am directed to state that in the opinion of the Trustees there is no need to apply the Act to Bombay Island. The Trustees think that the subject in view can be equally well attained if the Act is primarily limited to the Mofussil, Government reserving to themselves power to apply particular sections of it to particular areas in Bombay City on the joint request of the Improvement Trust and the Corporation.

2. Such a request would be made in cases in which it is impracticable to provide the laying out of such areas to the best advantage of the community under either the Bombay City Municipal Act or the City of Bombay Improvement Act. Under the former the Municipality can and do lay out lines of roads on their

maps and prohibit building on the land required for such projected roads; but they have no such power to prescribe users for the land in the vicinity of these roads and to compensate owners for any loss such prescription may cause them as it is understood may be conferred by the Town Planning Act as one of the incidents of a Town Planning Scheme. Again the Municipality have no such power to redistribute ownerships and to levy a development tax from the owners benefited by a development scheme as is conferred by Sections 11 and 13 of the Bill and no such power to vary the provisions of existing by-laws as is conferred by Clause 55 (2) of the English Act, which might well be adopted in the Indian Bill. The Improvement Trust are in a slightly better position as regards prescription of users and redistribution of ownerships. They *can* indeed secure the object aimed at by acquiring the land concerned under their Street Schemes, but this is an extremely expensive process and the Trust are not in a position to undertake any further schemes beyond those to which they are already committed. But if the suggestion made in para. 1 above is accepted by Government, the abovesaid powers can be conferred upon the Trust or the Municipality in respect of any areas in which the want of such powers is found to be a hindrance to the proper development of those areas; and the fact that the application of the Act is thus confined to suitable areas in Bombay will greatly facilitate the drafting of the Bill which will be a very difficult matter if the whole Act is to apply at once to places so widely different as Bombay City and the Mofussil.

As regards the provisions of the Act itself the Trustees request that an opportunity for further discussion be given to them after such modifications, excisions and additions as may recommend themselves to Government on a first consideration of the opinions now recorded have been effected. So little is said in the Bill with regard to the details of procedure in respect of notification of schemes, redistribution, valuation and compensation that the Trustees find it difficult to form an opinion as to whether the Act will work smoothly or not, but they have no hesitation in strongly pressing for the following changes:—

(1) Procedure in the preparation of schemes should be indicated in a Schedule similar to the fifth Schedule of the English Act;

(2) the effect of redistribution with the necessary transfer of interests from pooled to allotted plots should be declared in the Act;

(3) the machinery to be employed for valuation and redistribution should be more particularly described;

(4) the general principles to be followed in distributing the incidence of any development tax should be clearly explained; and

(5) valuation should be made by an arbitrator quite independent of Government or the Local Authority. The Trust strongly disapprove of any valuation by a Local Authority itself and of the provisions of Section 13 (3) of the Bill. No land in Bombay can be valued on a basis of mere present user.

THE TIMES PRESS, BOMBAY.—5070'10

BOMBAY IMPROVEMENT TRUST.

General Balance Sheet as at 31st March 1910.

B 1216—1

CITY OF BOMBAY IMPROVEMENT TRUST.

General Balance Sheet as at 31st March 1910.

Capital and Liabilities.

Capital Account.	Rs. a. p.	Rs. a. p.
Debt due to—		
Secretary of State for India	58,61,172 12 6	
Municipal Corporation (see Appendix I) ...	18,07,495 5 11	
		76,68,668 2 5
Debt due to the General Public—		
Debenture Loan of 1899 at 4 per cent.	50,00,000 0 0	
Debenture Loan of 1901 at 4 per cent.	30,00,000 0 0	
Debenture Loan of 1902 at 4 per cent.	30,00,000 0 0	
Debenture Loan of 1903 at 4 per cent.	60,00,000 0 0	
Debenture Loan of 1904 at 4 per cent.	50,00,000 0 0	
Debenture Loan of 1905 at 4 per cent.	30,00,000 0 0	
Debenture Loan of 1906 at 4 per cent.	20,00,000 0 0	
Debenture Loan of 1907 at 4 per cent.	15,00,000 0 0	
Debenture Loan of 1908 at 4 per cent.	30,00,000 0 0	
Debenture Loan of 1909 at 4 per cent. (in sterling) ...	24,99,000 0 0	2,99,99,000 0 0
Sale-proceeds of buildings under section 64 of the Act—		
Cooperage Buildings	624 0 0	
At Chaupáti Estate	4,427 9 8	
„ Parel Estate	1,316 3 5	
„ Agripáda Estate	567 5 10	
„ First Nágpáda Estate	1,16,706 11 0	
„ Scheme No. II (Street Scheme)	3,10,464 12 2	
„ Scheme No. III (Street Scheme)	3,70,960 3 9	
„ Scheme No. IV (Street Scheme)	74,543 10 4	
„ Scheme No. VIII (Improvement Scheme)	76,172 8 8	
„ Scheme No. IX (Street Scheme)	3,120 0 0	

Property and Assets.

Capital Account.	Rs. a. p.	Rs. a. p.
Book Value of land as *per contra*	.....	76,68,668 2 5
Refund to Government under section 69 (1) and (2) of the Act	.....	38,018 11 7
IMPROVEMENT OF LANDS VESTED IN THE BOARD.		
Schedule C—Lands.		
Flats 6,898 2 5		
Laying out of Chaupáti Estate 1,41,395 0 9		
Fire Service on Cotton Green 8,056 1 4		
New Roads on Hornby Road Plot 2,26,184 5 1		
New Roads on Wellington Lines Plot ... 34,493 3 7		
Wellington Lines Plot Central Garden ... 4,764 11 4		
New Roads on Marine Lines Plot 1,430 9 2		
Do. Wodehouse Road Plot ... 23,781 10 10		
Filling in wells and payments for sites ... 40,931 5 2		
Special repairs to Kennedy Sea Face ... 63,571 0 8		
Road on Plot South of Crawford Market ... 5,397 9 8		
Secretariat Plot 1,882 9 1	4,58,786 5 1	
Schedule D—Lands.		
Laying out Agripáda Estate (Scheme No XI). 7,37,434 4 11		
Laying out Connaught Road Estate (Scheme No. XII) 30,786 12 11		
Filling in lands at Maturga 860 13 9	7,69,081 15 7	
SCHEMES.		
Scheme No. I—First Nágpáda Improvement Scheme 28,11,112 14 11		
Scheme No. II—Road, Queen's Road to Carmac Bridge 75,00,119 13 9		
Scheme No. III—Road, Elphinstone Bridge to Queen's Road 99,36,903 0 9		
Scheme No. IV—Gowália Tank Scheme ... 20,91,819 5 4		
Scheme No. V—Dádar-Mátunga Street Scheme 11,87,830 10 2		

„ Scheme No. XVII (Police Accommodation Scheme)		1,746	0	0					
„ Scheme No. XVIII (Police Accommodation Scheme)		10	10	0					
„ Scheme No. XXVII (Street Scheme)	...	39,185	15	10					
„ Scheme No. XXIX (Improvement Scheme)	...	17,679	1	5					
„ Scheme No. XXXIII (Improvement Scheme)	...	126	1	7					
					10,26,650	13	8		
Appropriations from General Account under section 79 (1) of the Act—									
Up to end of 1913-14	... ...	20,80,378	4	5					
On 31st March 1915 (see Appendix VII)	... ..	52,615	1	3	21,32,993	5	8		
Total, Capital Account	...				5,08,27,252	5	1		

Scheme No. VI—Sion-Mátunga Street Scheme	... ...	8,35,945	14	6					
Scheme No. VII—Colaba Reclamation Scheme	... ...	4,36,829	14	2					
Scheme No. VIII—Mándvi-Koliwáda Improvement Scheme	... ...	25,15,263	12	7					
Scheme No. IX—Sankli Street Scheme	...	28,183	9	2					
Scheme No. XIII—Souter Street Extension Scheme	... ...	58,015	7	7					
Scheme No. XXVII—Mathew Road Street Scheme	... ...	13,03,058	6	9					
Scheme No. XXIX—Nowrojee Hill Street Scheme	... ...	44,83,227	1	4					
Scheme No. XXX—Souter Street Extension towards Tardeo	... ...	271	8	2					
Scheme No. XXXI—Parel Street Scheme	...	9,00,306	7	0					
Scheme No. XXXII—East Agripáda Improvement Scheme	... ...	1,112	0	9					
Scheme No. XXXIII—Bhatwádi Improvement Scheme	... ...	2,18,193	9	1					
Scheme No. XXXVI—Chunam Kiln Road Street Scheme	... ...	866	14	0					
Police Accommodation Schemes:—									
Scheme No. XIV at Nágpáda Estate	...	84,449	12	0					
Scheme No. XVI at Wodehouse Road Estate	... ...	3,22,666	15	1					
Scheme No. XVII at Duncan Road	...	58,980	10	6					
Scheme No. XVIII at Sheppard Road	...	36,223	9	8					
Scheme No. XIX at Agripáda	...	1,28,955	12	5					
Scheme No. XXIII at Connaught Road	...	61,983	1	11					
Scheme No. XXIV in Scheme II	...	1,11,412	2	4					
Scheme No. XXV in Scheme IV	...	207	8	11					
Scheme No. XXXV in Scheme III	...	251	9	10					
Scheme No. XXXIV at Chunam Kiln Road		279	0	0					
					3,51,47,074	7	10		
Surveys of the Island of Bombay	... ...				1,07,058	1	11		
Administrative Offices	... ...				3,17,398	8	0		
Store Yard at Agripáda	... ...				4,275	10	6		
Central Stores behind Frere Fletcher School	... ...				15,455	13	8		
Chaupáti Reclamation	... ...				1,579	0	0		
		(See Appendix III)						3,68,20,909	15 0
General Surveys	... ...				.....			17,019	5 5
Tools and Plant	... ...				.....			1,05,957	13 0
Stores in Stock	... ...				.....			32,860	9 4
Premia for Designs of Chawls	... ...				.....			1,000	0 0

Capital and Liabilities.	Rs. a. p.	Rs. a. p.
Total, Capital Account ...	.....	(a)5,08,27,252 5 9
General Account.		
Receipts from Ground-rents, Rents of Buildings, Leaseholds, &c., under section 76 of the Act	11,40,362 15 6	
Contribution from Municipal Fund under section 72 of the Act	7,80,000 0 0	
Refund of Municipal Taxes	54,415 2 7	
Interest on Investments, &c.	1,50,057 8 2	
Sundries	15,431 13 0	
		21,40,267 7 3
(See Appendix V)		
Total, General Account ...	.....	(b) 21,40,267 7 3
Sinking Fund Account.		
Amount received from General Account Revenue under section 55 (1) of the Act—	Cash.	Securities.
Rs. a. p.		
On account of Debenture Loan of 1899. 2,06,098 0 0		
" Debenture Loan of 1901. 1,00,480 0 0		
" Debenture Loan of 1902. 87,920 0 0		
" Debenture Loan of 1903. 1,50,720 0 0		
" Debenture Loan of 1904. 1,03,695 0 0		
" Debenture Loan of 1905. 50,240 0 0		
" Debenture Loan of 1906. 36,777 4 0		
" Debenture Loan of 1907. 18,488 7 4		
" Debenture Loan of 1908. 18,488 11 4		
" Debenture Loan of 1909. 25,554 4 0		
	7,98,429 10 8	.....

Property and Assets.	Rs. a. p.	Rs. a. p.
Schemes—*continued.*		
Appropriation to General Account under section 79 (2) of the Act (as per Appendix VII) for—		
1906-07	56,081 4 2	
1907-08	1,22,781 3 10	
1908-09	1,25,306 10 10	
		3,04,169 2 10
Disposal of Balances under sections 79 (3) (b) (i) and 79 (3) (b) (iii) of the Act—		
To Government	1,00,143 8 1	
To the Municipal Corporation	16,76,005 9 6	17,76,149 1 7
Total ...	.....	(c) 4,67,84,762 13 2
Balance ...	.....	40,62,499 8 7
Total, Capital Account ...	.....	5,08,27,252 5 9
General Account.		
Charges as per section 77 (1) of the Act	2,17,982 8 2	
Municipal Rates and Taxes	1,62,241 10 8	
Appropriation to Sinking Fund under section 55 (1) for Trustees' Debenture Loans	1,70,522 4 4	
Interest on Debenture Loans, Security Deposits, &c. ...	14,31,149 3 3	
Sundries	9,165 11 7	
Interest under section 68 (1) of the Act	1,06,691 0 6	
(See Appendix VI)		20,87,652 6 0
Balance appropriated to Capital under section 79 (1) of the Act	.....	52,615 1 3
(Appendix VII)		
Total, General Account ...	.....	(g)21,40,267 7 3
Sinking Fund Account.	Cash.	Securities.
Cost of 4 per cent. Debentures—		
On account of Loan of 1899 for Rs. 2,58,000	2,54,013 14 9	
On account of Loan of 1901 for " 1,19,000	1,17,367 9 9	
On account of Loan of 1902 for " 1,01,000	1,00,041 13 5	
On account of Loan of 1903 for " 1,65,500	1,63,189 2 2	
On account of Loan of 1904 for " 1,13,500	1,13,175 3 7	
On account of Loan of 1905 for " 54,000	53,857 6 6	
On account of Loan of 1906 for " 39,500	38,573 13 1	
On account of Loan of 1907 for " 19,500	18,964 14 10	
On account of Loan of 1908 for " 19,000	18,473 3 10	
On account of Loan of 1909 for " 26,000	25,545 0 0	
(Appendix VIII) Rs. 9,18,500	(h) 9,08,207 1 11	

Interest on 4 per cent. Debentures—															
To 31st March 1909.															
On account of Loan, 1899	47,839	14	5												
On account of Loan, 1901	17,111	10	4												
On account of Loan, 1902	12,319	11	3												
On account of Loan, 1903	17,332	15	1												
On account of Loan, 1904	9,467	1	11												
On account of Loan, 1905	3,579	3	8												
On account of Loan, 1906	1,834	15	2												
On account of Loan, 1907	556	6	3												
On account of Loan, 1908	174	2	8												
				1,10,266	0	9									
(See Appendix VIII).				9,08,695	11	5									
Nominal Value of Debentures purchased as *per contra* ...				.....			9,18,500	0	0						
Total, Sinking Fund Account ...				(c)9,08,695	11	5	9,18,500	0	0						
Provident Fund Account.				Cash.			Securities.								
Employés' Contribution				71,318	9	4									
Interest on do.				9,473	12	1									
Trustees' Contribution including forfeitures				79,320	3	11									
Interest on Trustees' Contribution				5,316	7	2									
Amount Unclaimed				1	10	8									
Total, Provident Fund Account ...				(d)1,68,430	11	2									
Miscellaneous Accounts.															
Deposits from Contractors and others				5,40,077	0	0	6,17,600	0	0						
Unpaid Interest to Debenture holders				88,361	14	0									
Advances from Trustees, "Hindu Burning Ground Footpath"				143	0	0									
Miscellaneous Advances—	Rs.	a.	p.												
Amount repaid by Contractors	73,553	4	0												
Gallery Projections	8,606	3	11												
				82,159	7	11									
Premia on Trustees' Debenture Loans—															
Loan of 1903 for Rs. 60 Lakhs	14,291	14	0												
„ 1904 for Rs. 50 „	1,18,082	13	0												
„ 1905 for Rs. 30 „	1,09,179	6	0												
„ 1906 for Rs. 20 „	19,687	8	0												
				2,61,941	9	0									

Balance ...				488	9	6	9,18,500	0	0						
Total, Sinking Fund Account ...				9,08,695	11	5	9,18,500	0	0						
Provident Fund Account.				Cash.			Securities.								
Refund of Subscriber's Contribution				4,627	8	1									
Interest paid on do.				436	11	10									
Payment of Trustees' Contribution				4,365	3	10									
Interest paid on do.				325	11	8									
				(f) 9,756	3	5									
Balance ...				1,58,675	7	9									
Total, Provident Fund Account ...				1,68,430	11	2									
Miscellaneous Accounts.															
Refund of Deposits to Contractors and others				2,09,306	15	7	1,29,500	0	0						
Cost of Maintenance, "Hindu Burning Ground Footpath" ...				68	9	6									
Advances on Imprest Accounts				2,34,857	13	9									
Discount on Debenture Loans ...	Rs.	a.	p.												
Loan of 1899 ...	2,00,000	0	0												
„ 1901 ...	1,42,394	6	0												
„ 1902 ...	56,150	0	0												
„ 1907 ...	26,119	7	1												
„ 1908 ...	1,11,250	6	8												
„ 1909 ...	3,61,207	8	0												
				8,97,121	11	9									

Cr

Capital and Liabilities.	Cash. Rs. a. p.	Securities. Rs. a. p.	Property and Assets.	Cash. Rs. a. p.	Securities. Rs. a. p.
Investment on Account of Provident Fund—					
Nominal value of Government Promissory Notes as *per contra*	.....	80,000 0 0	Investment on Account of Provident Fund— Cost of 3½ per cent Government Promissory Notes 78,364 14 0		
Investment of Cash Balances—					
Nominal value of 3½ per cent. Government Promissory Notes as *per contra*	.....	16,97,300 0 0	Investment of Cash Balances— Cost of 3½ per cent. Government Promissory Notes 16,02,553 5 0		
Nominal value of 4 per cent. Improvement Trust Debentures as *per contra*	.....	10,500 0 0	Cost of 4 per cent. Improvement Trust Debentures 10,395 0 0	17,51,313 3 0	
	(c)9,72,682 14 11	24,05,400 0 0			
Balance ...	21,19,985 6 8	.....	Balance ...	30,92,668 5 7	(j) 1,29,500 0 0
				.....	22,75,900 0 0
Total, Miscellaneous Accounts ...	30,92,668 5 7	24,05,400 0 0	Total, Miscellaneous Accounts ...	(j)30,92,668 5 7	24,05,400 0 0
			Total (*f*, *g*, *h*, *i* and *j*) ...	5,29,15,660 15 4	1,29,500 0 0
			Balances in Banks		
			Rs. a. p.		
			Capital Account 40,62,499 8 7		
			Sinking Fund Account 433 9 6		
			Provident Fund Account 1,53,675 7 9		
			Cr. 42,21,663 9 10		
			Dr. 21,19,985 6 8		
			Miscellaneous Account (k)*21,01,678 3 2		31,94,400 0 0
Grand Total (*a*, *b*, *c*, *d* and *e*) ...	5,50,17,329 2 6	33,23,900 0 0	Grand Total (*f*, *g*, *h*, *i*, *j* and *k*) ...	5,50,17,329 2 6	33,23,900 0 0

* Specification of Balances in Banks and in hand :—

	Cash. Rs. a. p.
Hongkong and Shanghai Banking Corporation	2,440 15 10
Bank of Bombay	1,49,237 3 4
Deposit with Bank of Bombay ...	19,50,000 0 0
Rupees ...	21,01,678 3 2

[In Bank's Safe Custody—	Securities] Rs. a. p.
Government Promissory Notes	20,78,900 0 0
Municipal Debentures .	2,06,500 0 0
Port Trust Debentures.	17,500 0 0
Bombay Improvement Trust Debentures ...	8,68,500 0 0
Securities in hand ...	28,000 0 0
Rupees	31,94,400 0 0

Examined and found correct. The Securities in which the Trustees' Surplus Balances, &c., are invested, and the Security Deposits of Contractors and others have been checked and found to agree with the amounts entered above. The Cash Balance has also been checked and found correct.

L. B. WARD,
Examiner of Local Fund Accounts. } Auditor.

Accountant General's Office, Bombay, 24th September 1910.

ALEX. R. KING,
Acting Secretary and Chief Accountant.

Secretary's Office, Bombay, 9th September 1910.

J. P. ORR,
Chairman.

APPENDIX I.

CAPITAL ACCOUNT.

Capital Debt.

Debt.	Interest bearing.	Non-Interest bearing.	Total.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
Debt due to the Secretary of State for India as at 31st March 1909	44,84,757 12 6	14,63,470 0 0	59,48,227 12 6
Deduct—Value of 8,912 square yards (plots Nos. 79 and 80) on Hornby Road Estate resumed by Government for stores of the Executive Engineer Presidency as per Government Resolution No. 2476, dated 13th May 1909, General Department	87,055 0 0	.....	87,055 0 0
Debt as at 31st March 1910	43,97,702 12 6	14,63,470 0 0	58,61,172 12 6
Debt due to the Municipal Corporation as at 31st March 1909 ...	18,18,205 5 11	.....	18,18,205 5 11
Deduct—Value of land on the Agripada Estate admeasuring 750 square yards resumed for Phthisis ward of the Adams Wylie Hospital as per Collector's award forwarded with his No. L. R 4317 of 12th August 1909, embodied in T. R. No. 219 of 7th September 1909. To take effect from 20th June 1906	10,710 0 0	.....	10,710 0 0
Debt as at 31st March 1910	18,07,495 5 11	.....	18,07,495 5 11
Grand Total ...	62,05,198 2 5	14,63,470 0 0	76,68,668 2 5

Examined and found correct.

L. B. WARD,
Examiner of Local Fund Accounts, Bombay. } Auditor.

Bombay, 24th September 1910.

J. P. ORR,
Chairman.

ALEX. R. KING,
Acting Secretary and Chief Accountant.

Secretary's Office, Bombay, 9th September 1910.

APPENDIX II.

CAPITAL ACCOUNT.

Cost of Management and Incidental Expenses.

Budget Estimate for the year 1909-10.	Particulars.	Actual Expenditure for the year ending 31st March 1910.	
Rs.	COST OF MANAGEMENT AND INCIDENTAL EXPENSES AS PER SECTION 75 (1) OF THE ACT.	Rs. a. p.	Rs. a. p.
	Chairman's Salary and Allowances—		
36,000	Salary	40,867 3 3	
12,000	Exchange Compensation, Pension and Leave Contribution.	10,832 10 3	
48,000			51,699 13 6
20,000	Trustees' Fees	.....	19,045 0 0
	Secretary's Department—		
47,000	Establishment	45,595 0 8	
1,200	Contingencies, including Postage	1,073 4 6	
100	Books	39 6 0	
600	Stationery	722 6 10	
6,500	Printing (including advertising)	6,281 1 0	
55,400			53,711 3 0
7,600	Law Expenses	3,224 13 6	
2,000	Furniture for all Departments	794 11 0	
500	Clothings to Peons	320 6 0	
50,000	Expenses of Loan of 1909 and Stamp Duty	53,127 12 11	
19,700	Contribution to Provident Fund	18,521 10 4	
79,800			76,059 5 9
2,02,600	Total ...	.....	2,00,515 6 3

Distributed to works as per Appendix C.

J. P. ORR,
Chairman.

Examined and found correct.

L. B. WARD,
Examiner of Local Fund Accounts. } Auditor.

ALEX. R. KING,
Acting Secretary and Chief Accountant.

Bombay, 24th September 1910.

Secretary's Office, Bombay, 9th September 1910.

APPENDIX III.

Capital Account.

Statement of Expenditure on Works.

APPENDIX

CAPITAL

Statement of Expendi

Works.	Expenditure on Works						Total to end of 1909-10.		
	To end of 31st March 1909.			During 1909-10.					
	Rs.	a.	p.	Rs.	a.	p.	Rs.	a.	p.
IMPROVEMENT OF LANDS VESTED IN THE BOARD.									
Schedule C.—Lands.									
Flats	5,832	14	0	.....			5,832	14	0
Laying out Chaupáti Estate	64,878	8	4	2,817	13	9	67,696	6	1
Fire Service on Cotton Green	5,021	1	4	.....			5,021	1	4
New Roads on Hornby Road Plot, Scheme No. XXII ...	1,01,122	14	0	2,023	5	5	1,03,146	3	5
„ „ Wellington Lines Plot, Scheme No. XX ...	30,128	3	3	223	6	0	30,351	9	3
Wellington Lines Central Garden	3,615	14	4	.....			3,615	14	4
New Roads on Marine Lines Plot	1,247	1	5	.....			1,247	1	5
„ „ Wodehouse Road Plot, Scheme No. XXI ...	22,269	4	2	95	3	10	22,364	8	0
Filling in wells and payments for Site	36,194	12	1	.....			36,194	12	1
Special Repairs, "Kennedy Sea Face"	58,483	10	11	565	3	0	59,048	13	11
Plot south of Crawford Market (Scheme No. X)	4,767	3	4	.....			4,767	3	4
Secretariat Plot	80	13	0	1,436	1	4	1,516	14	4
	3,53,642	4	2	7,161	1	4	3,60,803	5	6
Schedule D.—Lands.									
Connaught Road Estate, Scheme No. XII—									
Road contruction and filling in	23,336	1	5	.....			23,336	1	5
Sundries	2,269	13	1	.....			2,269	13	1
	25,605	14	6	.....			25,605	14	6
Laying out Agripáda Estate—									
Filling in site	2,83,764	11	8	.....			2,83,764	11	8
Constructing Roads	1,72,284	15	3	463	9	8	1,72,748	8	11
Paving foot-paths	16,142	3	1	.....			16,142	3	1
Sundries	1,676	2	0	.....			1,676	2	0
Drainage	1,20,326	7	4	1,459	14	10	1,21,786	6	2
	5,94,394	7	4	1,923	8	6	5,96,317	15	10
Lands at Mátunga—Filling in	724	11	0	.....			724	11	0
	6,20,725	0	10	1,923	8	6	6,22,648	9	4
SCHEMES.									
Scheme No. I.—First Négpáda Improvement Scheme.									
Land—									
Acquisition of Properties	15,29,804	7	8	.....			15,29,804	7	8
Brokerage, Law Charges and Sundries	41,111	3	0	73	8	0	41,184	11	0
New Streets	75,769	3	2	.....			75,769	3	2
Chawls at Agripáda (4 Blocks)	1,70,463	3	2	.....			1,70,463	3	2
„ „ (12 Blocks)	4,62,030	12	4	378	0	0	4,62,408	12	4
„ Négpáda (2 Blocks)	92,188	14	0	.....			92,188	14	0
	23,71,357	11	4	451	8	0	23,71,809	3	4
Scheme No. II.—Road "Queen's Road to Carnac Bridge."									
Land—									
Acquisition of Properties	58,71,482	13	8	58,361	11	0	59,30,344	8	8
Brokerage, Law Charges and Sundries	1,79,386	12	0	2,945	13	2	1,82,332	9	2
Roads	1,61,483	1	4	3,360	15	9	1,64,843	15	1
Temporary Sheds, "Kennedy Sea Face"	51,579	7	5	.....			51,579	7	5
Chawls at Chandanwádi	4,73,122	4	5	1,250	15	5	4,74,373	3	10
Chawls behind Plots Nos. 59—61, Princess Street ...	30,900	15	5	8,371	4	9	39,272	4	2
Removal of Debris	.....			3,240	6	8	3,240	6	8
	67,67,855	6	3	78,031	0	9	68,45,886	7	0
Carried over ...Rupees ...	1,01,13,580	6	7	87,567	2	7	1,02,01,147	9	2

III.

ACCOUNT.

ture on Works.

Proportionate Cost of Management.						Proportionate Cost of Establishments.						Grand Total to end of 1909-10.
To end of 31st March 1909.			During 1909-10.			Total to end of 1909-10.			To end of 31st March 1909.			During 1909-10.			Total to end of 1909-10.			
Rs.	a.	p.	Rs.	a.	p.	Rs.	a.	p.	Rs.	a.	p.	Rs.	a.	p.	Rs.	a.	p.	Rs. a. p.
225	0	0	.....			225	0	0	840	4	5	.....			840	4	5	6,893 2 5
41,999	1	4	725	0	0	42,124	1	4	10,991	9	4	583	0	0	11,574	9	4	1,41,395 0 9
3,035	0	0	.....			3,035	0	0	.....			.....			.....			8,056 1 4
10,557	1	4	89	0	0	10,646	1	4	11,976	0	4	416	0	0	12,392	0	4	1,26,184 5 1
2,140	0	0	9	0	0	2,149	0	0	1,959	10	4	43	0	0	1,992	10	4	34,493 3 7
207	0	0	.....			207	0	0	941	13	0	.....			941	13	0	4,764 11 4
120	0	0	.....			120	0	0	63	7	9	.....			63	7	9	1,450 9 2
842	0	0	4	0	0	846	0	0	550	2	10	21	0	0	571	2	10	23,781 10 10
1,456	0	0	.....			1,456	0	0	3,280	9	1	.....			3,280	9	1	40,931 5 2
2,927	0	0	27	0	0	2,954	0	0	2,343	8	9	125	0	0	2,468	2	9	63,571 0 8
156	0	0	.....			156	0	0	474	6	4	.....			474	6	4	5,397 9 8
3	0	0	62	0	0	65	0	0	9	10	9	291	0	0	300	10	9	1,862 9 1
62,767	2	8	316	0	0	63,083	2	8	33,421	12	11	1,478	0	0	34,899	12	11	4,58,786 5 1
1,376	0	0	.....			1,376	0	0	3,804	14	5	.....			3,804	14	5	30,786 12 11
93,717	15	10	85	0	0	93,802	15	10	46,918	5	3	395	0	0	47,313	5	3	7,87,434 4 11
39	0	0	.....			39	0	0	97	2	9	.....			97	2	9	860 13 9
95,132	15	10	85	0	0	95,217	15	10	50,820	6	5	395	0	0	51,215	6	5	7,69,081 15 7
2,27,780	9	4	22	0	0	2,27,812	9	4	2,41,404	2	3	87	0	0	2,41,491	2	3	28,41,112 14 11
2,92,235	14	11	3,478	0	0	2,95,713	14	11	3,52,780	7	10	5,739	0	0	3,58,519	7	10	75,00,119 13 9
6,77,926	10	9	3,901	0	0	6,81,827	10	9	6,78,426	13	5	7,699	0	0	6,86,125	13	5	1,15,69,101 1 4

Works.	Expenditure on Works.		
	To end of 31st March 1909.	During 1909-10.	Total to end of 1909-10.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
rought over ...Rupees ...	1,01,13,580 6 7	87,567 2 7	1,02,01,147 9 2
SCHEMES—*continued.*			
Scheme No. III.—Road "Elphinstone Bridge to Queen's Road."			
Land—			
Acquisition of Properties	71,92,065 9 2	5,79,249 5 0	77,71,314 14 2
Brokerage, Law Charges and Sundries ...	2,16,024 1 9	15,424 6 2	2,31,448 7 11
Chawls at Agripáda (Temporary Sheds) ...	10,436 11 4	.....	10,436 11 4
Chawls at Imámwáda	5,40,845 3 6	29,480 0 3	5,70,325 3 9
Semi-permanent Huts, Charni Road	37,314 5 11	30 0 3	37,344 6 1
Additional Blocks of Chawls at Agripáda ...	20,238 14 9	1,60,219 13 9	1,80,458 12 6
Roads	2,19,016 15 2	52,606 3 3	2,71,623 2 5
Removal of Debris	.....	1,005 1 5	1,005 1 5
Chawl on plot No. 30, Nagpada	.....	20,030 12 0	20,030 12 0
	92,35,941 13 7	8,58,045 10 0	99,93,987 7 7
Scheme No. IV.—"Gowália Tank Scheme."			
Land—			
Acquisition of Properties	11,26,468 5 4	83,326 3 5	12,09,794 8 9
Brokerage, Law Charges and Sundries... ...	56,877 15 1	4,750 11 2	61,628 10 3
Filling in	2,12,086 4 1	10 2 0	2,12,096 6 1
Roads	2,55,871 2 4	12,693 10 1	2,68,564 12 5
Retaining walls...	40,389 14 5	24 8 11	40,414 7 4
Slip in Gibbs Road	75,290 0 2	4,418 8 5	79,648 8 7
Steps for Pedestrians on Hughes Road ...	.....	107 15 0	107 15 0
	17,66,923 9 5	1,05,331 11 0	18,72,255 4 5
Scheme No. V.—"Dádar-Mátunga Street Scheme."			
Land—			
Acquisition	4,32,352 14 3	6,30,258 1 8	10,62,610 15 11
Brokerage, Law Charges and Sundries ...	29,763 9 0	12,181 12 3	41,945 5 3
	4,62,116 7 3	6,42,439 13 11	11,04,556 5 2
Scheme No. VI.—"Sion-Mátunga Street Scheme."			
Land—			
Acquisition of properties	3,25,978 11 1	3,83,871 4 8	7,09,249 15 9
Brokerage, Law Charges and Sundries ...	27,123 12 10	16,462 7 2	43,586 4 0
Scheme No. VII.—"Colaba Reclamation."	3,53,102 7 11	4,00,333 11 10	7,53,436 3 9
Land—			
Acquisition	13,000 0 0	.....	13,000 0 0
Brokerage, Law Charges and Sundries ...	14,214 9 6	.....	14,214 9 6
Roads	92,252 1 10	2,441 7 10	94,693 9 8
Filling in	2,14,039 9 4	.....	2,14,039 9 4
Protection Works	41,922 2 1	678 6 0	42,600 8 1
	3,75,428 6 9	3,119 13 10	3,78,548 4 7
Scheme No. VIII.—"Mándvi-Kolwáda Improvement Scheme."			
Land—			
Acquisition	19,56,413 1 9	7,729 9 7	19,64,142 11 4
Brokerage, Law Charges and Sundries ...	41,660 12 9	1,381 12 2	42,822 8 11
Roads	38,007 15 7	6,916 10 4	44,923 9 11
Chawls	1,15,046 1 6	1,01,434 8 2	2,16,480 9 7
Temporary Huts at Paltan Road	35,456 0 10	61 10 9	35,517 11 7
Removal of Debris	.....	284 15 11	284 15 11
	21,86,484 0 4	1,17,808 2 11	23,04,172 3 3
Scheme No. IX.—"Sankli Street Scheme."			
Land—			
Acquisition	17,000 0 0	.....	17,000 0 0
Sundries	271 6 3	.....	271 6 3
Roads, etc.	8,363 7 4	.....	8,363 7 4
	25,634 13 7	.....	25,634 13 7
Carried over ...Rupees ...	2,35,18,612 1 5	22,14,526 2 1	2,57,33,138 3 6

Proportionate Cost of Management.			Proportionate Cost of Establishments.			Grand Total to end of 1909-10.
To end of 31st March 1909.	During 1909-10.	Total to end of 1909-10.	To end of 31st March 1909.	During 1909-10.	Total to end of 1909-10.	
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
6,77,926 10 9	3,901 0 0	6,81,827 10 9	6,78,426 13 5	7,699 0 0	6,86,125 13 5	1,15,69,101 1 4
3,20,841 6 6	38,261 0 0	3,59,102 6 6	4,06,231 0 0	77,587 2 8	4,83,818 2 8	99,36,908 0 9
78,507 0 0	4,695 0 0	83,202 0 0	1,29,408 0 11	6,954 0 0	1,36,362 0 11	20,91,819 5 4
14,483 0 0	28,643 6 3	43,126 6 3	15,552 4 3	24,595 10 6	40,147 14 9	11,87,230 10 2
21,294 0 0	17,848 0 0	39,142 0 0	28,641 10 9	15,326 0 0	43,967 10 9	8,35,945 14 0
14,533 0 0	138 0 0	14,671 0 0	42,965 9 7	645 0 0	43,610 9 7	4,36,829 14 2
83,474 0 0	5,248 0 0	88,722 0 0	99,400 9 4	22,969 0 0	1,22,369 9 4	25,15,263 12 7
805 0 0	.....	805 0 0	1,743 11 7	.....	1,743 11 7	28,183 9 2
12,11,864 1 3	98,734 5 8	13,10,598 7 6	14,02,869 11 10	1,55,776 13 2	15,58,145 9 0	2,86,01,882 4 0

Works.	Expenditure on Works		
	To end of 31st March 1909.	During 1909-10.	Total to end of 1909-10.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...Rupees ...	2,35,18,612 1 5	22,14,526 2 1	2,57,33,138 3 6
SCHEMES—*continued.*			
Scheme No. XIII.—"Souter Street Extension Scheme."			
Land—			
Acquisition	20,785 14 3	.....	20,785 14 3
Sundries	7,832 9 5	*Cr.* 8 12 0	7,823 13 5
Filling in	17,663 2 11	.....	17,663 2 11
Roads	.....	3,000 0 0	3,000 0 0
	46,281 10 7	3,000 0 0	49,272 14 7
Scheme No. XXVII.—"Mathew Road Street Scheme."			
Land—			
Acquisition	10,67,133 6 7	23,134 10 6	10,90,268 1 1
Sundries	20,319 4 2	11,037 1 3	31,356 5 5
Filling in	1,619 1 11	.....	1,619 1 11
Roads	22,255 1 5	30,715 8 4	52,970 9 9
	11,11,326 14 1	64,887 4 1	11,76,214 2 2
Scheme No. XXIX.—"Nowroji Hill Street Scheme."			
Land—			
Acquisition	27,54,308 9 8	13,81,508 3 4	41,35,816 12 10
Sundries	38,320 14 5	18,673 11 6	56,994 9 11
	27,92,629 7 11	14,00,181 14 10	41,92,711 6 9
Scheme No. XXX.—"Souter Street Extension towards Tardeo."			
Land—			
Sundries	244 7 8	1 2 0	245 9 8
Scheme No. XXXI.—"Parel Street Scheme."			
Land—			
Acquisition	2,94,943 0 0	5,26,909 13 2	8,21,852 13 2
Sundries	3,510 12 8	11,781 3 5	15,291 15 1
	2,98,453 12 8	5,38,690 14 7	8,37,144 11 3
Scheme No. XXXII.—"East Agripáda Improvement Scheme."			
Land—			
Sundries	963 8 11	6 9 0	970 1 11
Scheme No. XXXIII.—"Bhatwadi Improvement Scheme."			
Land—			
Acquisition of Properties	.....	1,98,156 12 0	1,98,156 12 0
Sundries	777 1 8	2,581 10 10	3,358 12 6
POLICE ACCOMMODATION SCHEMES.	777 1 8	2,00,738 6 10	2,01,515 8 6
First Agripáda Estate,—Scheme No. XIV—			
Construction	69,102 1 4	99 0 3	69,201 1 7
Sundries	4,228 10 0	.....	4,228 10 0
	73,330 11 4	99 0 3	73,429 11 7
Wodehouse Road Estate—Scheme No. XVI—			
Acquisition	76,302 0 0	.....	76,302 0 0
Construction	2,02,129 0 1	2 8 0	2,02,131 8 1
Sundries	5,145 15 3	.....	5,145 15 3
	2,83,576 15 4	2 8 0	2,83,579 7 4
Duncan Road—Scheme No. XVII—			
Acquisition	39,281 12 4	.....	39,281 12 4
Construction	10,993 12 5	93 1 6	10,986 13 11
Sundries	1,078 13 8	50 15 3	1,129 13 11
	51,319 6 5	79 0 9	51,398 7 2
Sheppard Road—Scheme No. XVIII—			
Acquisition	15,173 4 3	.....	15,173 4 3
Construction	14,866 14 4	.....	14,866 14 4
Sundries	1,913 2 4	.....	1,913 2 4
	31,953 4 11	.....	31,953 4 11
		44,22,212 14 5	
		Cr. 8 12 0	
Carried over ...Rupees ...	2,82,09,369 6 11	44,22,204 2 5	3,26,31,573 9 4

Proportionate Cost of Management.			Proportionate Cost of Establishment.			Grand Total to end of 1909-10.
To end of 31st March 1909.	During 1909-10.	Total to end of 1909-10.	To end of 31st March 1909.	During 1909-10.	Total to end of 1909-10.	
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
12,11,884 1 1	98,734 6 3	13,10,598 7 6	14,02,369 11 10	1,55,775 13 2	15,58,145 9 0	2,26,01,882 4 0
2,889 7 10	134 0 0	3,014 7 10	5,104 1 2	624 0 0	5,728 1 2	58,015 7 7
50,501 0 0	2,894 0 0	53,395 0 0	65,750 4 7	7,699 0 0	73,449 4 7	13,03,058 6 9
84,589 0 0	62,431 0 0	1,47,020 0 0	89,884 10 7	53,911 0 0	1,43,495 10 7	44,83,227 1 4
.....	.....	.....	25 14 6	.....	25 14 6	271 8 2
8,980 0 0	24,019 0 0	32,999 0 0	9,536 11 9	20,625 0 0	30,161 11 9	9,00,305 7 0
62 0 0	.....	62 0 0	79 14 10	.....	79 14 10	1,112 0 9
.....	8,949 0 0	8,949 0 0	45 0 7	7,984 0 0	7,729 0 7	2,18,193 9 1
2,826 0 0	4 0 0	2,830 0 0	8,169 0 5	21 0 0	8,190 0 5	84,449 12 0
9,981 0 0	.....	9,981 0 0	29,106 7 9	.....	29,106 7 9	3,22,666 15 1
3,025 0 0	4 0 0	3,029 0 0	4,532 3 4	21 0 0	4,553 3 4	58,980 10 6
1,180 0 0	.....	1,180 0 0	3,090 4 9	.....	3,090 4 9	36,223 9 8
13,75,888 9 1	1,97,169 6 8	15,73,057 15 4	16,17,694 6 1	2,46,060 13 2	18,63,755 3 3	3,60,08,386 11 11

Works.	Expenditure on Works.		
	To end of 31st March 1909.	During 1909-10.	Total to end of 1909-10.
	Rs. a. p.	Rs. a. p.	Rs. a. p.
Brought forward ...Rupees ...	2,82,09,369 6 11	44,22,204 2 5	3,26,31,573 9 4
SCHEMES—*continued.*			
Police Accommodation Schemes—continued.			
Agripáda Estate—Scheme No. XIX—			
Construction	91,894 7 11	7,447 15 1	99,342 7 0
Sundries	2,548 15 1	6,710 15 11	9,259 15 0
	94,443 7 0	14,158 15 0	1,08,602 6 0
Connaught Road Estate—Scheme No. XXIII—			
Construction	54,841 5 8	.....	54,841 5 8
Sundries	588 12 4	33 3 0	621 15 4
	55,430 2 0	33 3 0	55,463 5 0
In Scheme II—Scheme No. XXIV—			
Construction	37,257 13 11	53,104 2 10	90,362 0 9
Sundries	535 4 10	1,161 14 4	1,697 3 2
	37,793 2 9	54,266 1 2	92,059 3 11
In Scheme III—Falkland Road—Scheme No. XXXV—			
Sundries	154 15 8	53 2 0	208 1 8
In Scheme IV—Gamdevi Estate—Scheme No. XXV—			
Sundries	274 10 8	.....	274 10 8
Scheme No. XXXIV—Chunam Kiln Road—			
Sundries	.....	228 0 0	228 0 0
STREET SCHEMES.			
Scheme No. XXXVI—Chunam Kiln Road Street Scheme.			
Land—			
Sundries	.....	342 14 0	342 14 0
Chaupati Reclamation	.....	1,500 0 0	1,500 0 0
Surveys of the Island of Bombay.			
Survey of the North of the Island of Bombay	89,076 4 0	*Cr.* 156 8 0	88,919 12 0
Administrative Offices.			
Construction	3,02,277 8 6	.....	3,02,277 8 6
Additional Storey	.....	3,424 0 0	3,424 0 0
	3,02,277 8 6	3,424 0 0	3,05,701 8 6
Store Yard at Agripáda—			
Construction	2,767 2 0	742 0 7	3,509 2 7
Central Stores at the back of Frere Fletcher School—			
Construction	12,304 10 4	451 3 10	12,755 14 2
		44,97,403 10 0	
		Cr. 156 8 0	
Grand Total ...Rs.	3,88,03,891 5 10	44,97,247 2 0	3,33,01,138 7 10

Examined and found correct.

L. B. WARD,
Examiner of Local Fund Accounts. } Auditor.

Bombay, 24th September 1910.

Proportionate Cost of Management.			Proportionate Cost of Establishment.			Grand Total to end of 1909-10.
To end of 31st March 1909.	During 1909-10.	Total to end of 1909-10.	To end of 31st March 1909.	During 1909-10.	Total to end of 1909-10.	
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
13,75,886 9 1	1,97,169 6 3	15,73,057 15 4	16,17,694 6 1	2,46,060 13 2	18,63,755 3 3	3,60,68,386 11 11
4,684 0 0	633 0 0	5,317 0 0	12,081 6 5	2,955 0 0	15,036 6 5	1,28,955 12 5
2,293 0 0	.....	2,293 0 0	7,226 12 11	.....	7,226 12 11	64,983 1 11
1,141 0 0	2,416 0 0	3,557 0 0	4,514 14 5	11,281 0 0	15,795 14 5	1,11,412 2 4
.....	4 0 0	4 0 0	18 8 2	21 0 0	39 8 2	251 9 10
.....	.....	.....	32 13 5	.....	32 13 5	307 8 1
.....	9 0 0	9 0 0	.....	42 0 0	42 0 0	279 0 0
.....	13 0 0	13 0 0	.....	11 0 0	11 0 0	366 14 0
.....	67 0 0	67 0 0	.....	312 0 0	312 0 0	1,879 0 0
10,593 5 8	.....	10,593 5 8	7,545 0 3	.....	7,545 0 3	1,07,058 1 11
10,738 0 0	151 0 0	10,889 0 0	.....	708 0 0	708 0 0	3,17,298 8 8
204 0 0	31 0 0	235 0 0	385 7 10	146 0 0	531 7 10	4,275 10 5
745 0 0	22 0 0	767 0 0	1,838 15 6	104 0 0	1,932 15 6	15,455 13 8
14,06,286 14 9	2,00,515 6 3	16,06,802 5 0	16,51,328 5 0	2,61,640 13 2	19,12,969 2 2	3,68,20,909 15 0

J. P. ORR,
Chairman.

ALEX. R. KING,
Acting Secretary and Chief Accountant.

Secretary's Office, Bombay, 9th September 1910.

APPENDIX IV.

CAPITAL ACCOUNT.

Cost of Departments charged to Works and Schemes.

Budget Estimate for the year 1909-10.	Particulars.	Actual Expenditure for the year ending 31st March 1910.	
Rs.		Rs. a. p.	Rs. a. p.
	Engineering Department—		
1,22,600	Establishment	99,466 10 1	
1,200	Temporary Establishment	1,030 9 6	
3,000	Survey Instruments	385 12 0	
			1,00,882 15 7
	Contingencies—		
4,000	Stationery	4,465 7 9	
3,000	Printing	2,199 14 0	
3,000	Sundries	2,078 13 4	
			8,735 3 1
			(a)1,09,618 2 8
	Land Manager's Department—		
69,530	Establishment	62,747 9 7	
	Contingencies—		
850	Printing	147 12 6	
3,150	Stationery	1,722 10 5	
400	Sundries	117 3 8	
			(b) 64,735 4 1
	Special Collector's Department—		
	Collector's Salary	29,671 1 9	
	Do. Conveyance Allowance	550 0 0	
38,205	Do. Pension Contribution	6,082 12 5	
	Do. Deputation Allowance	2,123 8 11	
	Do. Exchange Compensation	1,131 9 0	
23,188	Establishment (including Leave and Pension Contribution)	24,363 14 4	
2,007	Contingencies	2,664 7 7	
			(b) 66,587 6 0
20,770	Expenses of Tribunal	.....	(b) 20,700 0 4
2,24,380	Grand Total ...Rs.	.....	2,61,640 13 5

(a) Charged proportionately to Works.

(b) Charged proportionately to cost of acquisition.

J. P. ORR,
Chairman.

Examined and found correct.

L. B. WARD,
Examiner of Local Fund Accounts. } Auditor.
Bombay, 24th September 1910.

ALEX. R. KING,
Acting Secretary and Chief Accountant.
Secretary's Office, Bombay, 9th September 1910.

APPENDIX V.

GENERAL ACCOUNT.

Revenue.

Budget Estimate for the year 1909-10.	Statement of Receipts.	Actual Receipts for the year ending 31st March 1910.	
Rs.	RENTS AND OTHER PROCEEDS OF PROPERTIES.	Rs. a. p.	Rs. a. p.
	1—Schedule C.		
20,000	The Flats	14,176 3 4	
550	„ Kennedy Sea Face	632 8 3	
300	„ Cooperage Plot	418 2 6	
25,100	„ Marine Lines Estate	31,976 6 1	
60	„ Secretariat Plot	0 7 9	
24,850	„ Wellington Lines Plot	25,312 7 10	
33,150	„ Wadehouse Road Plot	38,400 1 10	
1,600	„ Dispensary Plot	1,813 0 0	
1,950	„ Plot south of Old Town Barracks	1,950 0 0	
53,450	„ Hornby Road Plot	54,926 2 9	
12,850	„ Plot south of Crawford Market	12,870 9 0	
4,800	„ Plot north of Municipal Offices	4,766 7 0	
7,900	„ Chaupáti Estate	8,476 5 0	
6,000	„ Parel Estate	6,826 12 9	
1,92,560			2,01,434 10 1
	2—Schedule D.		
4,150	The Connaught Road Estate	3,440 4 8	
23,000	„ Agripáda Estate	36,456 11 2	
1,500	„ Lands at Mátunga	2,222 11 10	
28,650			42,119 11 8
	3—Schedule E.		
96,750	The Colaba Reclamation (Scheme VII)	.....	1,00,998 7 2
	4—Schedule F.		
300	Lands leased by Government	.....	294 4
	5—Other Lands and Buildings vesting in the Board.		
32,400	The First Nágpáda Estate	33,635 5 7	
1,89,400	„ Scheme No. II	2,38,924 11 11	
81,250	„ Scheme No. III	1,54,935 4 1	
6,500	„ Scheme No. IV	7,666 6 10	
2,500	„ Scheme No. V	3,094 0 3	
2,500	„ Scheme No. VI	1,720 1 11	
16,200	„ Scheme No. VIII	29,549 10 8	
200	„ *Scheme* No. XIII	309 0 0	
1,000	„ Scheme No. XXVII	3,311 10 4	
1,50,000	„ Scheme No XXIX	1,72,640 2 6	
.....	„ Scheme XXXI	12,625 13 10	
2,000	„ Scheme No. XXXIII	5,212 14 5	
10,000	„ Chawls at Agripáda, 4 blocks	7,847 0 0	
26,000	„ „ at Agripáda, 12 blocks	23,696 6 0	
4,000	„ „ at Nágpáda, 2 blocks	4,385 10 6	
10,000	„ Temporary Sheds at Agripáda and Charni Road ...	9,297 8 11	
27,000	„ Chawls at Chandanwádi	27,727 4 8	
2,500	„ Chawls behind Plots 59—61, Princess Street Estate ...	2,428 0 0	
28,000	„ Imámwáda Chawls	28,243 14 0	
10,900	„ Patan Road Huts	10,864 8 0	
30,850	„ Schemes Nos. XIV, XVI and XVIII (Police Schemes) ...	24,969 0 9	
.....	Scheme No XVII	.....	
.....	„ Permanent Chawls in Scheme VIII	2,170 8 1	
.....	„ Chawls at Agripáda, 6 blocks	—2,013 0 0	
.....	„ „ at Nágpáda 1 block	—490 0 0	
			7,95,610 14 5
6,32,500	Carried forward ...	.....	11,40,362 15 6

Budget Estimate for the year 1909-10.	Statement of Receipts.			Actual Receipts for the year ending 31st March 1910.		
Rs.				Rs a. p.		Rs. a. p.
6,32,600		Brought forward ...		.....		11,40,362 15 6
6,00,000	Contribution from Municipal Funds	...	...	7,80,000	0 0	
30,000	Refund of Municipal Taxes	...	... ...	54,415	2 7	
		Rs.	a. p.			
	Interest on Investments of Provident Fund	...	2,800	0 0		
	Interest on Investments ...	...	63,468	2 10		
1,00,000	Interest on Temporary Investment of Cash Balance	...	81,924	15 7		
	Interest on Security Deposits ...	...	1,864	5 9		
				1,50,057	8 2	
.....	Unclaimed Wages Account (Revenue) ...		...	3,860	5 0	
.....	Receipts from Property Tax under Section 73 of Act		...	.....		
5,000	Receipts from Hire of Steam Rollers ...		...	11,571	8 0	
.....	Auditor fees (Refunded) ...		...	.....		
9,35,000						9,99,904 7 9
18,85,660		Grand Total	...	.....		21,40,267 7 3

Examined and found correct.

L. B. WARD,
Examiner of Local Fund Accounts. } Auditor.

Bombay, 24th September 1910.

J. P. ORR,
Chairman.

ALEX. R. KING,
Acting Secretary and Chief Accountant.

Secretary's Office, Bombay, 9th September 1910.

APPENDIX VI.

General Account.

Expenditure.

Budget Estimate for the year 1909-10.	Statement of Charges.	Actual Expenditure for the year ending 31st March 1910.	
Rs.		Rs. a. p.	Rs. a. p.
	Maintenance of Properties.		
	1—Schedule C.		
8,000	The Flats	5,947 11 4	
27,000	„ Kennedy Sea Face	23,861 14 6	
1,100	„ Cooperage Plot	1,113 5 6	
2,000	„ Marine Lines Estate	1,422 1 5	
300	„ Secretariat Plot	250 13 4	
1,700	„ Wellington Lines Plot	1,854 7 10	
50	„ Wodehouse Road Plot	18 4 0	
.....	„ Plot south of Old Town Barracks	.....	
50	„ Hornby Road Plot	1,105 3 8	
.....	„ Plot south of Crawford Market	.....	
.....	„ Dispensary Plot	15 0 0	
.....	„ Plot north of Municipal Offices	.....	
750	„ Champáti Estate	1,354 9 3	
2,500	„ Parel Estate	2,661 15 7	
43,450			39,606 5 11
	2—Schedule D.		
100	The Connaught Road Estate	76 2 0	
1,000	„ Agripáda Estate	2,545 10 10	
100	„ Lands at Mátunga	7 0 10	
1,200			2,628 13 8
	3—Schedule E.		
1,700	The Foreshores, Colaba, Wálkeshwar and Mahálaxmi ...	.....	
			1,679 15 6
	4—Other Lands and Buildings vested in the Board.		
1,000	The First Nágpáda Estate	1,397 12 8	
6,000	„ Scheme No. II	9,410 14 9	
25,000	„ „ „ III	17,926 1 1	
2,000	„ „ „ IV	1,734 0 11	
500	„ „ „ V	574 9 6	
500	„ „ „ VI	842 2 6	
8,000	„ „ „ VIII	5,777 14 3	
.....	„ „ „ XIII	73 15 11	
500	„ „ „ XXVII	971 0 4	
26,000	„ „ „ XXIX	13,018 9 0	
.....	„ „ „ XXXI	1,082 8 9	
.....	„ „ „ XXXIII	183 0 10	
69,500		53,002 10 6	
	Chawls.		
1,800	The Chawls at Agripáda 4 Blocks	2,463 0 4	
8,300	„ „ „ 12 „	5,994 6 9	
1,500	„ „ Nágpáda 2 „	1,706 2 3	
4,500	„ „ Chandanwádi	5,852 2 5	
500	„ „ Behind 59—61, Princess Street	805 9 3	
500	„ Temporary Sheds at Agripáda	645 13 4	
1,500	„ Semi-permanent Huts at Charni Road	1,572 6 8	
5,200	„ Imámwáda Chawls	4,816 10 7	
2,200	„ Falcon Road Huts	4,057 3 11	
.....	„ Scheme III—Alterations to Buildings	10 9 6	
95,800			80,136 11 6
1,42,150	Carried over ...	.....	1,24,253 14 7

Budget Estimate for the year 1909-1910.	Statement of Charges.	Actual Expenditure for the year ending 31st March 1910.	
Rs.	MAINTENANCE OF PROPERTIES—*continued.*	Rs. a. p.	Rs. a. p.
1,42,150	Brought forward ...	.....	1,24,253 14 7
	5—Maintenance of Streets.		
33,900	Schedule C	11,253 8 3	
	„ D	33,388 11 3	
	„ E	1,314 0 9	
	Schemes II, III, IV, VIII, XXVII and XXIX	19,821 15 11	
			55,678 4 2
	6.—Maintenance of Administrative Offices.		
13,360	The Administrative Offices...	14,848 5 3	
	„ Central Stores and Pay Shed	140 4 10	
			14,988 10 1
17,000	7.—*Maintenance of Tools and Plant*	.....	23,439 9 1
500	8.—*Maintenance of Office Furniture*	.....	222 2 3
	9.—Municipal Rates and Taxes.		
	Schedule C	14,914 4 9	
	„ D	4,720 5 11	
	„ E	3,957 5 2	
	Other lands and buildings—		
	Scheme I	517 6 10	
	„ II	28,694 15 11	
	„ III	29,388 7 9	
	„ IV	3,568 1 1	
	„ V	600 5 11	
	„ VI	420 6 6	
	„ VIII	9,477 9 5	
	„ IX	0 15 2	
	„ XIII	37 9 8	
	„ XXVII	2,440 5 4	
1,25,000	„ XXIX	26,313 14 9	
	„ XXXI	2,053 11 3	
	„ XXXIII	435 5 6	
	„ XIV, XVI, XVII to XIX, XXIII and XXIV ...	6,506 6 1	
	Chawls at Agripáda, 4 Blocks	1,415 6 3	
	„ „ 12 „	3,511 4 11	
	„ Nagpáda, 2 „	576 6 6	
	„ Chandanwádi	3,571 4 3	
	„ behind Plots 59—61, Princess Street	404 7 7	
	„ at Agripáda, 6 Blocks	14 0 0	
	Temporary Sheds, Agripáda and Charni Road	1,720 3 7	
	Imámwáda Chawls	4,367 13 7	
	Temporary Huts, Falton Road	1,290 9 5	
	Administrative Offices	2,722 13 10	
	Central Store and Pay Shed	409 11 9	
1,44,900	Sinking Fund (Loan 1899, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908 and 1909)	1,70,522 4 4	1,52,241 10 8
	Rs. a. p.		
13,30,000	Interest on Debenture Loans of 1899, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908 and 1909 14,29,314 1 6		
	Interest on Security Deposits ... 1,835 1 9		
		14,31,149 3 3	
.....	Unclaimed Wages (Revenue) paid	119 10 10	
	Rs. a. p.		
	Commission for collecting interest and withdrawal fees (Bank of Bombay) 8,300 10 0		
10,000	Commission for paying interest (Bank of Bengal). 500 0 0		
	„ (Chartered Bank). 211 10 9		
	Withdrawal fees (National Bank) ... 33 12 0		
		9,046 0 9	
	Interest payable under section 68 (1) of the Act— Rs. a. p.		
1,92,200	To Government 65,350 0 0		
	To the Corporation 41,241 0 0	1,06,591 0 0	
			17,17,428 3 2
21,09,450	Grand Total Rs. ...	.....	20,87,652 6 0

Examined and found correct.

L. B. WARD,
Examiner of Local Fund Accounts. } Auditor.

Bombay, 24th September 1910.

J. P. ORR,
Chairman.
ALEX. R. KING,
Acting Secretary and Chief Accountant.
Secretary's Office, Bombay, 9th September 1910.

APPENDIX VII.

Account of Balances under General Account as per Section 79 (3) of Act IV of 1898.

1899.						
March 31st—By Balance	*Cr.*	Rs.	1,80,067	0 0		
1900.						
March 31st—By Balance	*Cr.*	Rs.	1,07,551	10 7		
1901.						
March 31st—By Balance	*Cr.*	Rs.	4,60,106	5 5		
1902.						
March 31st—By Balance	*Cr.*	Rs.	4,41,258	2 5		
1903.						
March 31st—By Balance	*Cr.*	Rs.	5,52,307	12 9		
1904.						
March 31st—By Balance	*Cr.*	Rs.	1,81,486	10 2		
1905.						
March 31st—By Balance	*Cr.*	Rs.	67,141	9 4		
1906.						
March 31st—By Balance	*Cr.*	Rs.	1,20,396	1 9	Rs.	20,80,318 4 5
1907.						
March 31st—To Balance	*Dr.*	Rs.	56,081	4 2		
1908.						
March 31st—To Balance	*Dr.*	Rs.	1,22,781	3 10		
1909.						
March 31st—To Balance	*Dr.*	Rs.	1,25,306	10 10	Rs.	3,04,169 2 10
					Rs.	17,76,149 1 7
1910.						
March 31st—By Balance	*Cr.*				Rs.	52,615 1 3
					Rs.	18,28,764 2 10

Examined and found correct.

L. B. WARD,
Examiner of Local Fund Accounts. } Auditor.

Bombay, 24th September 1910.

J. P. ORR,
Chairman.

ALEX. R. KING,
Acting Secretary and Chief Accountant.

Secretary's Office, Bombay, 9th September 1910.

APPENDIX

Sinking Fund

Description of Loan.	Year of Loan.	Date of Issue of Loan.	Date of redemption of Loan.	Currency of Loan.	Amount raised.	Average rate of issue.	½ yearly interest payable.	Basis.
						Rs. a. p.	Rs.	per cent.
Debenture Loan ...	1899	1st November 1899.	1st November 1929.	60 years.	50 lakhs.	96 0 0	1,00,000	4
Do. ...	1901	6th September 1901.	6th September 1961.	„	30 „	95 4 0	60,000	4
Do. ...	1902	15th July 1902.	15th July 1962.	„	30 „	98 2 0·6	60,000	4
Do. ...	1903	20th August 1903.	20th August 1963.	„	60 „	100 4 0	1,20,000	4
Do. ...	1904	7th September 1904.	7th September 1964.	„	50 „	102 5 9·438	1,00,000	4
Do. ...	1905	12th September 1905.	12th September 1965.	„	30 „	103 10 2·75	60,000	4
Do. ...	1906	2nd October 1906.	2nd October 1966.	„	20 „	100 15 9	40,000	3
Do. ...	1907	24th September 1907.	24th September 1967.	„	15 „	98 4 1·671	30,000	3
Do. ...	1908	8th September 1908.	8th September 1968.	„	30 „	96 3 3·39	60,000	3
Sterling Loan ...	1909	1st July 1909.	1st July 1969.	„	84,99,000*	95 12 0	1,69,980	3
Total ...	...	.....	.....	.....	3,99,99,000	.....	7,99,980	...

*(£666,600 @ 1s. 4d.)

Examined and found correct.

L. B. WARD,
Examiner of Local Fund Accounts. } Auditor.

Bombay, 24th September 1910.

VIII.

Statement.

Sinking Fund.

Amount payable yearly.	Total amount paid to date.	Interest accrued to date.	Total amount, including interest.	Nominal value of Investment up to date in 4 per cent. Stock.	Nominal value of Investment in Municipal Debentures.	Nominal value of Investment in Improvement Trust Debentures.	Cost of Investment.	+ or − balances under Sinking Fund.
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs.	Rs.	Rs.	Rs. a. p.	Rs. a. p.
10,240 and 10,564 from 16-5-08.	2,08,096 0 0	47,549 14 5	2,53,965 14 5	2,58,000	1,15,500	1,42,500	2,54,038 14 9	−28 0 4
6,280 0 0	1,00,480 0 0	17,111 10 4	1,17,591 10 4	1,19,000	41,000	78,000	1,17,367 9 9	+224 0 7
6,280 0 0	87,920 0 0	12,319 11 3	1,00,239 11 3	1,01,000	24,000	77,000	1,00,041 13 5	+197 13 10
12,560 0 0	1,50,720 0 0	17,332 15 1	1,68,052 15 1	1,68,500	13,000	1,55,500	1,68,189 2 2	−136 3 1
10,240 and 10,493 from 16-1-08.	1,03,665 0 0	9,467 1 11	1,13,132 1 11	1,13,500	.....	1,13,500	1,13,175 3 7	−43 1 3
6,280 0 0	50,240 0 0	3,579 3 5	53,819 3 5	54,500	.....	54,500	53,857 6 6	−38 2 10
6,637-0-8 & 6,048-0-8 from 1-1-08.	86,777 4 0	1,834 15 2	38,612 3 2	39,500	.....	39,500	38,578 13 1	+33 6 1
4,609 9 10	18,438 7 4	556 6 8	18,994 13 7	19,500	.....	19,500	18,964 14 10	+29 14 9
9,219 5 5	18,438 11 4	174 2 8	18,612 14 0	19,000	.....	19,000	18,473 3 10	+139 10 2
25,654 4 0	25,654 4 0	.....	25,654 4 0	26,000	.....	26,000	25,545 0 0	+109 4 0
.....	7,98,429 10 8	1,10,266 0 9	9,08,695 11 5	9,18,500	1,93,500	7,25,000	9,08,207 1 11	+488 9 6

J. P. ORR,
Chairman.

ALEX. R. KING,
Acting Secretary and Chief Accountant.

Secretary's Office, Bombay, 9th September 1910.

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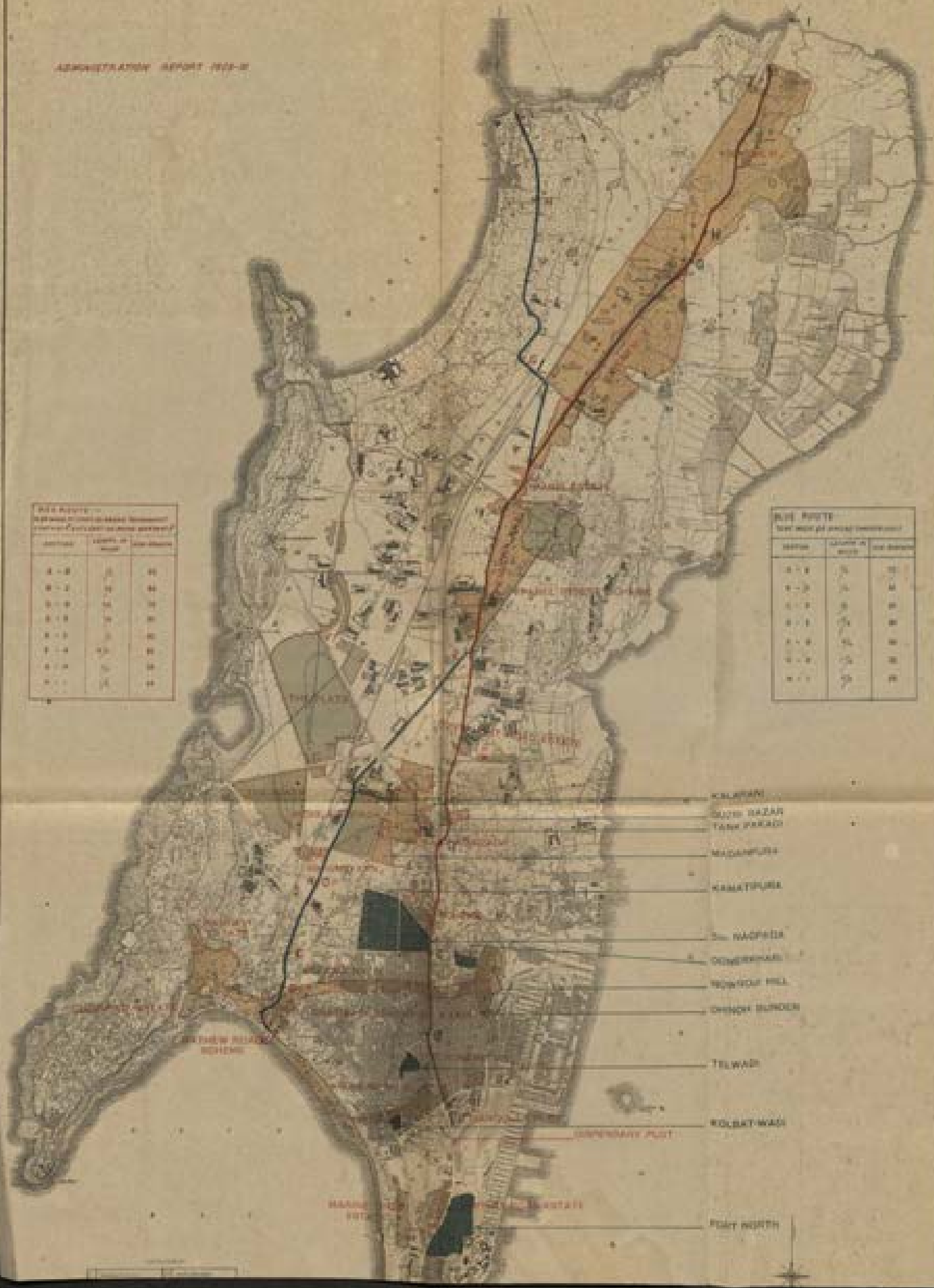
KALBADEVI
GULTHI BAZAR
TANK PAKADI
MADANPURA
KAMATIPURA
No. NAOPADA
DONGRIWADI
NOWROJI HILL
DHANJI STREET
TELWADI
KOLBAT-WADI
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SHEETALA DEVI TEMPLE
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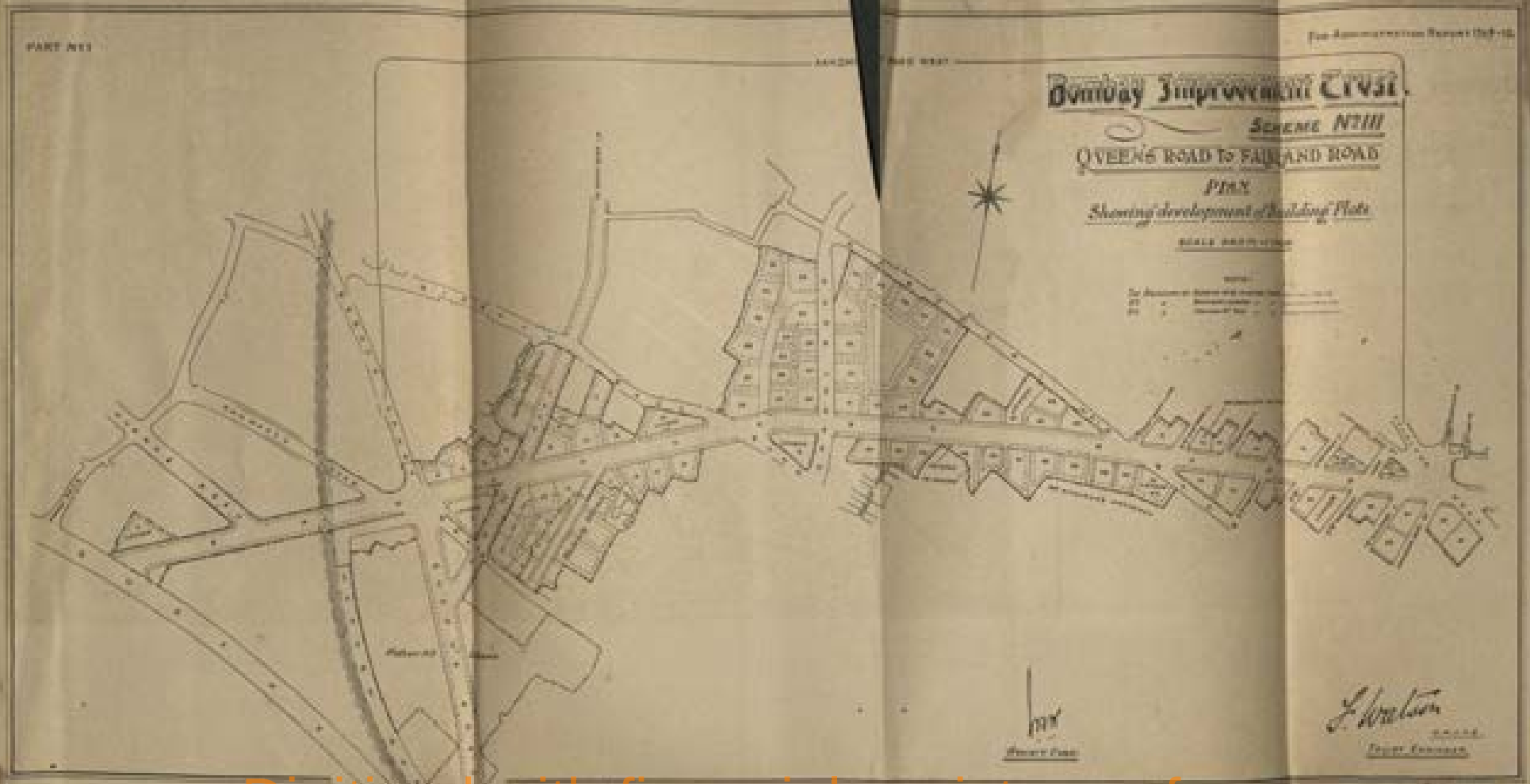

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Bombay Improvement Trust

Wadala - Kalwadevi.

Scheme No VIII

Plan showing Development of Building Plots.

Scale 80 - 1

Note -

Buildings on reserved spaces are allowed up to ground floor only (Plinth) Height of buildings on spaces surrounded by Street Street line to be equal to the width of the road in front subject to the 63½° angle rule in relation to the width of the wide spaces

R.K. Dut
8-VIII-30